

City of Laredo

REGULAR MEETING AGENDA

Thursday, August 21, 2025

6:00 PM

**City of Laredo City Hall
City Council Chambers
1110 Houston Street
Laredo, Texas 78040**

Planning & Zoning Commission

**City Of Laredo
Planning & Zoning Commission
Council Chambers
1110 Houston St.
Laredo, Texas 78040
August 21, 2025
6:00 P.M.**

1. Call to Order

2. Roll Call

3. Pledge of Allegiance

4. Election Of Officers:

4A Election of Vice-Chair

[25-P&Z-216](#)

5. Consider Approval Of Minutes Of:

5A Regular Meeting of August 7, 2025

[25-P&Z-214](#)

6. Citizen Comments

Citizens are required to fill out a witness card and submit it to a City Planner, or designee, no later than 5:45 p.m. and identify themselves at the microphone. Comments are limited to three (3) minutes per speaker. No more than three (3) persons will be allowed to speak on any side of an issue. Should there be more than three (3) people who wish to speak on a particular issue, they need to select not more than three (3) representatives to speak for them and the presiding officer may limit the public comments further in the interest of an orderly meeting. Speakers may not pass their minutes to any other speaker. Comments should be relevant to City business and delivered in a professional manner. No derogatory remarks will be permitted.

7. Public Hearing And Recommendation Of An Ordinance:

7A Amending the Zoning Ordinance (Map) of the City of Laredo by rezoning Lot 1, Block 1, EMTZ Plat, located at 20847 FM 1472, from AG (Agricultural District) to M-1 (Light Manufacturing District).

[25-P&Z-186](#)

ZC-058-2025
District VII

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- 7B** Amending the Zoning Ordinance (Map) of the City of Laredo by authorizing the issuance of a special use permit for oil and/or gas extractions (well site A) on approximately 4.39 acres, as further described by metes and bounds in “Exhibit 1”, located north of State Highway 255 and east of FM 1472. [25-P&Z-209](#)
- ZC-059-2025
District VII
- 7C** Amending the Zoning Ordinance (Map) of the City of Laredo by authorizing the issuance of a special use permit for oil and/or gas extractions (well site B) on approximately 4.39 acres, as further described by metes and bounds in “Exhibit 1”, located north of State Highway 255 and east of FM 1472. [25-P&Z-210](#)
- ZC-060-2025
District VII
- 7D** Amending the Zoning Ordinance (Map) of the City of Laredo by rezoning approximately 20.29 acres, as further described by metes and bounds on attached Exhibit A, located north of River Bank Drive and west of Kickapoo Drive, from R-2 (Multi-Family Residential District) to R-1B (Single Family High Density District). [25-P&Z-208](#)
- ZC-061-2025
District VII
- 7E** Amending the Zoning Ordinance (Map) of the City of Laredo by authorizing the issuance of a special use permit for a restaurant serving alcohol on Lot 5, Block 1, Trautmann M & I Subdivision located at 8601 McPherson Road. [25-P&Z-211](#)
- ZC-063-2025
District VI
- 7F** Amending the Zoning Ordinance (Map) of the City of Laredo by rezoning Lot 1, West 1/2 of Lot 2, and North 8.85 feet of the alley of Block 889, Eastern Division, located at 1601 Garfield Street, from R-1 (Single Family Residential District) to B-1 (Limited Business District). [25-P&Z-194](#)
- ZC-064-2025
District III

- 7G** Amending the Zoning Ordinance (Map) of the City of Laredo by rezoning Lot 1 and the west 1/3 varas of Lot 2, Block 1086, Eastern Division, located at 1901 Chihuahua Street, from R-O (Residential/Office District) to B-1 (Limited Business District). [25-P&Z-212](#)

ZC-065-2025
District III

- 7H** Amending the Zoning Ordinance (Map) of the City of Laredo by rezoning approximately 34.821 acres, as further described by metes and bounds on attached Exhibit A, located west of Beltway Parkway and west of Expansion Drive, from AG (Agricultural District) to M-1 (Light Manufacturing District). [25-P&Z-195](#)

ZC-066-2025
District VII

- 7I** Amending the Zoning Ordinance (Map) of the City of Laredo by rezoning approximately 2.044 Acre Tract, as further described by metes and bounds on attached Exhibit A, located south of Shiloh Drive and east of Snow Falls Drive, from R-1 (Single Family Residential District) to B-1 (Limited Business District). [25-P&Z-196](#)

ZC-067-2025
District VI

- 7J** Amending the Zoning Ordinance (Map) of the City of Laredo by authorizing the issuance of a special use permit amendment for a restaurant serving alcohol on Lot 3, Block 1, Del Mar North Filing No. 1 Subdivision, located at 7718 McPherson Road, Suite 106. [25-P&Z-213](#)

ZC-069-2025
District V

8. Consideration of The Following Final Plats And Final Replats:

- 8A** Final consideration of the plat of USCS Industrial. The intent is industrial. [25-P&Z-207](#)

PL-182-2025
District VII - Cm. Vanessa Perez

- 8B** Final consideration of the plat of Vista Verde Subdivision, Phase 1. The intent is residential. [25-P&Z-206](#)

PL-181-2025
District I - Cm. Gilbert Gonzalez

9. Consideration Of Model Subdivision Compliance:

- 9A** Consideration of Model Rule Subdivision Compliance of the plat of [25-P&Z-215](#) Parkview at Century South Park Subdivision, Phase I. The intent is residential.

PL-184-2025
District I - Cm. Gilbert Gonzalez

10. Adjournment

This notice was posted at the municipal government office, 1110 Houston St, Laredo , Texas, At a place convenient and readily accessible to the public at all times. Said notice was posted Friday, August 15, 2025 by 6:00 P.M.

City of Laredo

Planning & Zoning Commission

Meeting Date: 8/21/2025
Ordinance 4A

Public Hearing and Recommendation of an

City of Laredo

Planning & Zoning Commission

Meeting Date: 8/21/2025
Ordinance 5A

Public Hearing and Recommendation of an

**CITY OF LAREDO
PLANNING AND ZONING COMMISSION**

MEETING MINUTES OF AUGUST 7, 2025

The City of Laredo Planning and Zoning Commission convened in regular session open to the public at 6:00 p.m. on Thursday, August 7, 2025, in the City Council Chambers at City Hall, 1110 Houston Street, considered the following:

COMMISSIONERS PRESENT:

Daniela Sada Paz, Chair
Vice Chair Gene Belmares
Rolando Cazares
Cindy E. Cantu
Michael Barron (Arrived 6:18 p.m.)
Jerry Garza (Arrived 6:14 p.m.)
Adolfo Martinez

COMMISSIONERS EXCUSED:

Regina Portillo (Excused)
Hector “Tito” Garcia (Excused)

STAFF PRESENT:

Vanessa Guerra, Planning Director
Rafael Vidaurri, Planner
Deidre Garcia, Planner
Luis Vazquez, Planner
Vanessa Fresnillo, Planner
Xavier Charles, Assistant City Attorney
Ruben Dominguez, Fire Department
Albert Quintanilla, Traffic Safety Director

OTHERS PRESENT:

Guadalupe Ramirez
Pablo Mendivil
Rudy Garcia
Wayne Nance
Francisco Ramos
Andrea de Anda

1. CALL TO ORDER

Chair Sada Paz called the Planning and Zoning Commission meeting to order at 6:08 p.m.

2. ROLL CALL

Vanessa Guerra, Planning Director, called roll and confirmed a quorum was present.

MOTION: Vice Chair Belmares made a motion to excuse the Commissioner(s) not present.

Second:	Commissioner Martinez
In Favor:	5
Opposed:	0
Abstained:	0

Motion Carried Unanimously

3. PLEDGE OF ALLEGIANCE

4. CONSIDER APPROVAL OF MINUTES OF:

A. Regular Meeting of July 17, 2025

MOTION: Vice Chair Belmares made a motion to approve the minutes of July 17, 2025.

Second:	Commissioner Martinez
In Favor:	5
Opposed:	0
Abstained:	0

Motion Carried Unanimously

5. CITIZEN COMMENTS

None.

6. PUBLIC HEARING AND RECOMMENDATION OF AN ORDINANCE:

A. Amending the Zoning Ordinance (Map) of the City of Laredo by authorizing the issuance of a special use permit for a Tobacco Shop on Lot 5, Block 2, Santa Rita Commercial Subdivision, located at 5618 US Highway 83 South, Unit 1 (1,000 square feet).

ZC-056-2025

District II

Deidre Garcia, Planner, provided a brief overview on the item.

Staff Recommendation: Staff does not support the proposed special use permit.

If approved, Staff suggest the following conditions:

1. The Special Use Permit is issued to Pablo Ramon Mendivil, and shall be non-transferal.
2. The Special Use Permit is restricted to 1,000 square feet located within Unit 1 as per the site plan, Exhibit A, which is made part hereof for all purposes.
3. The hours of operation shall be limited to, from Monday to Sunday, 10:00 a.m. to 11:00 p.m.
4. No person under 18 years of age shall be permitted to enter the establishment or purchase any products from the establishment unless accompanied by an adult parent or guardian.
5. The establishment shall post a sign conspicuously on each public entrance or near each public entrance notifying the public that no person under the age of eighteen years of age may enter the establishment unless accompanied by an adult parent or guardian.
6. Lighting of property shall be screened to avoid adverse impact on adjacent residential neighborhoods.
7. Landscaping shall be provided in accordance with the City of Laredo Land Development Code.
8. The owner shall provide an opaque fence or wall of not less than 7 (seven) feet in height along any side or rear property lines which abut or adjoin property containing a residential use or residential zoning district. Apartment complexes, residential condominiums or residential townhomes shall be similarly screened irrespective of which zoning district they occur in.
9. Establishments must make provisions to keep litter to a minimum, and to keep it from blowing onto adjacent streets and properties.
10. Signage shall be consistent with the City's Sign Ordinance for a B-1 Zoning District.
11. Off-street parking shall be provided in accordance with the City of Laredo Land Development Code.
12. There shall be no ground vibrations created or sustained on the site which are perceptible without instruments at any point on any property adjoining the subject property.
13. The establishment shall not exceed the "Occupant Load" as set forth in the Certificate of Occupancy with Occupant Load.
14. The establishment shall undergo an annual Fire Inspection.
15. The establishment shall, during all hours of operation, maintain, free from obstruction or impediment to full instant use in the case of fire or other emergency, all exit accesses, exits or exit discharges.
16. All permits, licenses, certifications and inspections required by the codes and ordinances of the City of Laredo shall be kept up to date and current including but not limited to: a. Food Manager License (annual), b. Food Handler's Permit (annual), c. Certificate of Occupancy with Occupant Load. Occupant Load being the approved capacity of a building or portion thereof.
17. Owner shall comply with, Building, Health, Safety, and all applicable codes and regulations as required.
18. Nothing herein, including but not limited to the issuance of a Special Use Permit, is intended to, nor shall it be interpreted as legalizing or applying to the delivery, furnishing, transferring, possessing or manufacture of drug paraphernalia or any use otherwise prohibited by state or federal law, including without limitation, Texas Health & Safety Code §481.125.
19. Tobacco Shops shall be required to submit, at the request of the City, an audit or allow an audit, of their gross revenue to ensure that not more than 45% of the establishments gross revenue is derived from the sale of Drug paraphernalia.

20. A business entity, which has been granted a special use permit, is required to report (on a form approved by the Building Official or designee) any change in the entity's ownership status which occurs by virtue of the transfer of a majority of its stock or a majority of its membership interest to the City of Laredo Building Services Building Official or designee. Any change in ownership interest (occurring by virtue of the transfer of a majority of its stock or a majority of its membership interest) shall be deemed a transfer of the business and the existing special use permit shall be null, void and of no force or effect. In every instance of transfer of ownership, a new special use permit application is required to be submitted and shall be processed as a new special use permit request.
21. Any use allowed under the current zone or proposed special use permit is required to abide by all relevant municipal codes.

Guadalupe Ramirez, Property Owner, informed the Commission she was in favor of the proposed special use permit.

Commissioner Garza arrived at 6:14 p.m.

Pablo Mendivil, Tenant, informed the Commission he was in favor of the proposed special use permit.

Commissioner Barron arrived at 6:18 p.m.

MOTION: Vice Chair Belmares made a motion to close the public hearing, go against Staff recommendation and **approve** the item.

Second:	Commissioner Cantu
In Favor:	5
Opposed:	0
Abstained:	2 Commissioner Barron, Commissioner Garza

Motion Carried Unanimously

B. Public Hearing and recommendation on the adoption of the updated Future Thoroughfare Plan as Appendix D of the City of Laredo's Comprehensive Plan.

Staff Recommendation: Staff recommended **approval** of the proposed ordinance.

Rafael Vidaurri, Planner, provided the Commission with a presentation on the updated Future Thoroughfare Plan. He identified in the presentation the realignment of the multiple roads.

MOTION: Commissioner Garza made a motion to close the public hearing, and **approve** the updated Future Thoroughfare Plan.

Second:	Commissioner Cazares
In Favor:	7

Opposed: 0
Abstained: 0

Motion Carried Unanimously

7. CONSIDERATION OF THE FOLLOWING PRELIMINARY PLATS AND PRELIMINARY REPLATS:

- A. Preliminary consideration of the replat of Lot 328 and Lot 329, Block 15, Regency Park Subdivision, Section 2, Unit 2 into Lot 328A, Block 15, Regency Park Subdivision, Section 2, Unit 2. The intent is residential.**

PL-179-2025

District V - Councilmember Ruben Gutierrez

Vanessa Fresnillo, Planner, provided a brief overview on the item.

Rudy Garcia, Do-Rite Engineering, informed the Commission he concurred with Staff comments.

MOTION: Vice Chair Belmares made a motion to approve the item subject to Staff comments.

Second: Commissioner Martinez
In Favor: 7
Opposed: 0
Abstained: 0

Motion Carried Unanimously

Staff Recommendation: Staff approves the item subject to the following comments:

Planning:

1. Include the recording information of Lot 328 and Lot 329, Block 15, Regency Park Subdivision, Section 2, Unit 2 (e.g., Vol. 7, Pg. 63, W.C.P. R., Webb County, Texas).
2. Include the drainage easement plat note from the replat of Lot 313, Block 15, Regency Park Subdivisions, Section 2, Unit 2, as recorded in Vol. 7, Pg. 63, W.C.P. R., Webb County, Texas.
3. Specify the typical block grading type that is going to be used.
4. Identify the setback measurements on the drawing to comply with dimensional standards.
5. Identify all easements.
6. All improvements as per the Subdivision Ordinance.

Engineering: No comments submitted.

Environmental: No comments submitted.

Fire: No comments submitted.

Parks & Leisure: No comments submitted.

Traffic Safety: No comments submitted.

Water & Utilities: No comments submitted.

WEBB County App: No comments submitted.

AEP Engineers: No comments submitted.

U.I.S.D.: No comments submitted.

L.I.S.D.: No comments submitted.

AT&T: No comments submitted.

B. Preliminary consideration of the plat of Santa Elena Subdivision, Phase V. The intent is residential.

PL-178-2025

District II - Councilmember Ricardo “Richie” Rangel, Jr.

Vanessa Fresnillo, Planner, provided a brief overview on the item.

Wayne Nance, Porras Nance Engineering, informed the Commission he concurred with Staff comments.

MOTION: Commissioner Martinez made a motion to **approve** the item subject to Staff comments.

Second:	Vice Chair Belmares
In Favor:	7
Opposed:	0
Abstained:	0

Motion Carried Unanimously

Staff Recommendation: Staff approves the item subject to the following comments:

Planning:

1. A zone change will be required for the intended use. Please note that all zone change requests are subject to City Council discretion and are not guaranteed. Should the request be denied, a plat revision will be required.
2. The developer has submitted a notice of intention to place utilities in the front of the lot. The front- of-lot utility layout/schematics, as prepared by the Developer’s engineer, shall be submitted to plan review (Section 3-4 B.2 - Subdivision Ordinance).
3. Identify all easements.
4. All improvements as per the Subdivision Ordinance.

Fire:

1. Fire hydrants required every 500ft for residential development. (Ordinance 2012-O-183, IFC 2012 Section 507.5.1, where required. Fire hydrants shall be required along public and private streets at every 500 feet for residential development.)

Engineering: No comments submitted.

Environmental: No comments submitted.

Parks & Leisure: No comments submitted.

Traffic Safety: No comments submitted.

Water & Utilities: No comments submitted.

WEBB County App: No comments submitted.

AEP Engineers: No comments submitted.

U.I.S.D.: No comments submitted.

L.I.S.D.: No comments submitted.

AT&T: No comments submitted.

8. RECONSIDERATION OF THE FOLLOWING PRELIMINARY PLATS AND PRELIMINARY REPLATS:

- A. Preliminary reconsideration of the replat of Lot 2, Block 1, Riverhill South Subdivision – Phase 1 into Lot 2A and Lot 2B, Block 1, Riverhill South Subdivision – Phase 1. The intent is multi-family residential. The purpose of this reconsideration is to subdivide Lot 2 into Lots 2A and 2B.

PL-174-2025

District II - Councilmember Richard “Richie” Rangel, Jr.

Vanessa Fresnillo, Planner, provided a brief overview on the item.

Francisco Ramos, Ramos Engineering, informed the Commission he concurred with Staff comments.

MOTION: Commissioner Barron made a motion to **approve** the item subject to Staff comments.

Second:	Commissioner Cazares
In Favor:	7
Opposed:	0
Abstained:	0

Motion Carried Unanimously

Staff Recommendation: Staff approves the item subject to the following comments:

Planning:

1. Remove all references to 'Lot 2C' as the intent of this replat is to subdivide Lot 2 into Lots 2A and 2B, as shown on the drawing.
2. Include the original plat note no. 10 regarding drainage and fencing from Riverhill Subdivision, Phase I, as recorded in Vol. 37, Pgs. 16-17, W.C.P.R., Webb County, Texas.
3. Include the applicable language from the original plat note no. 11 regarding lot grading from Riverhill Subdivision, Phase I, as recorded Vol. 37, Pgs. 16-17, W.C.P.R., Webb County, Texas
4. Coordinate with the Traffic Department for driveway placement(s).
5. Identify all easements.
6. All improvements as per the Subdivision Ordinance.

Engineering: No comments submitted.

Environmental: No comments submitted.

Fire: No comments submitted.

Parks & Leisure: No comments submitted.

Traffic Safety: No comments submitted.

Water & Utilities: No comments submitted.

WEBB County App: No comments submitted.

AEP Engineers: No comments submitted.

U.I.S.D.: No comments submitted.

L.I.S.D.: No comments submitted.

AT&T: No comments submitted.

Commissioner Barron left the meeting at 6:36 p.m.

9. CONSIDERATION OF THE FOLLOWING FINAL PLATS AND FINAL REPLATS:

Chair Sada Paz requested a motion to hear Items 9A, 9B and 9C together.

MOTION: Vice Chair Belmares made a motion to **hear** Items 9A thru 9C together.

Second:	Commissioner Martinez
In Favor:	6
Opposed:	0
Abstained:	0

Motion Carried Unanimously

A. Final consideration of the plat of Embarcadero Southeast Quadrant, Phase 11. The intent is commercial.

PL-176-2025

District VII – Councilmember Vanessa Perez

Staff Recommendation: Staff approves the item.

- B. Final reconsideration of the plat of Calle Del Norte Springfield Subdivision. The intent is commercial.**

PL-175-2025

District V – Councilmember Ruben Gutierrez, Jr.

Staff Recommendation: Staff approves the item.

- C. Final consideration of the plat of Lot 1, Block 1, Bunn-Moreno. The intent is commercial.**

PL-180-2025

District III – Councilmember Melissa R. Cigarroa.

Staff Recommendation: Staff approves the item.

Luis Vazquez, Planner, read Items 9A, 9B and 9C into the record.

MOTION: Vice Chair Belmares made a motion to approve Items 9A, 9B and 9C.

Second: Commissioner Martinez
In Favor: 6
Opposed: 0
Abstained: 0

Motion Carried Unanimously

10. CONSIDERATION OF MODEL SUBDIVISION COMPLIANCE:

- A. Consideration of Model Rule Subdivision Compliance of the plat Cuatro Vientos East, Wright Ranch Subdivision, Phase V. The intent is residential.**

PL-177-2025

District I – Councilmember Gilbert Gonzalez & District III – Councilmember Melissa R. Cigarroa

Staff Recommendation: Staff approves the item.

MOTION: Vice Chair Belmares made a motion to approve the item.

Second:	Commissioner Cantu
In Favor:	6
Opposed:	0
Abstained:	0

Motion Carried Unanimously

Vanessa Guerra, Planning Director, informed the Commission Vice Chair Belmares had decided to resign from his position as Planning and Zoning Commissioner for Council District V. She took the opportunity to thank him for his service, noting the significant positive impact he had made on both the Commission and the community.

Vice Chair Belmares thanked his fellow Commissioners and Staff for the kindness and support he got during his time on the Commission.

11. ADJOURNMENT:

MOTION: Commissioner Martinez made a motion to adjourn the meeting at 6:40 p.m.

Second:	Vice Chair Belmares
In Favor:	6
Opposed:	0
Abstained:	0

Motion Carried Unanimously

Vanessa Guerra, AICP, MPA
Planning Director

Daniella Sada Paz, Chair
Planning & Zoning Commission

City of Laredo

Planning & Zoning Commission

Meeting Date: 8/21/2025
Ordinance 7A

Public Hearing and Recommendation of an

SUBJECT

Amending the Zoning Ordinance (Map) of the City of Laredo by rezoning Lot 1, Block 1, EMTZ Plat, located at 20847 FM 1472, from AG (Agricultural District) to M-1 (Light Manufacturing District).

ZC-058-2025
District VII

PREVIOUS COUNCIL ACTION

None.

BACKGROUND

Initiated By: Eduardo Martinez, Owner/Applicant; Daniel Gomez, Representative

Council District: VII - Cm. Vanessa Perez

Proposed use: The proposed use is industrial.

Site: The site is currently vacant land.

Surrounding land uses: To the north of the site is FM 1472 and vacant undeveloped land. To the east of the site is FM 1472 and vacant undeveloped land. To the south of the site is vacant land. To the west of the site is industrial uses.

Comprehensive Plan: The Future Land Use Map recognizes this area as Neighborhood Mixed Use.
<https://www.cityoflaredo.com/LaredoPlanning/wp-content/uploads/2021/03/viva-laredo-city-of-laredo-comprehensive-plan.pdf#page=39>

Transportation Plan: The Long Range Thoroughfare Plan identifies FM 1472 as an expressway.
<https://www.cityoflaredo.com/home/showpublisheddocument/17680/638703100333370000>

Letters sent to surrounding property owners: 8 In Favor: 0 Opposed: 0

COMMITTEE RECOMMENDATION

The Planning & Zoning Commission in a ____ to ____ vote recommended ____ of the zone change.

STAFF RECOMMENDATION

Staff supports the proposed zone change for the following reasons:

1. The proposed site meets the minimum lot area requirement of 9,000 square feet for M-1 zone districts as per the Laredo Land Development Code, Section 24.77.1 Dimensional Standards. The property lot area is approximately 4.43 acres (1 acre = 43,560 feet).
2. The property predominately surrounded by M-1 zoning to the south and west of the site.
3. The proposed use is compatible with the area since there are similar uses to the west of the site.
4. The proposed zoning will not create an isolated zoning district.

General Comments:

1. The approval of the zone change does not guarantee the issuance of the building permit.
2. The use authorized by the zone change is required to abide by all relevant municipal codes.

IMPACT ANALYSIS

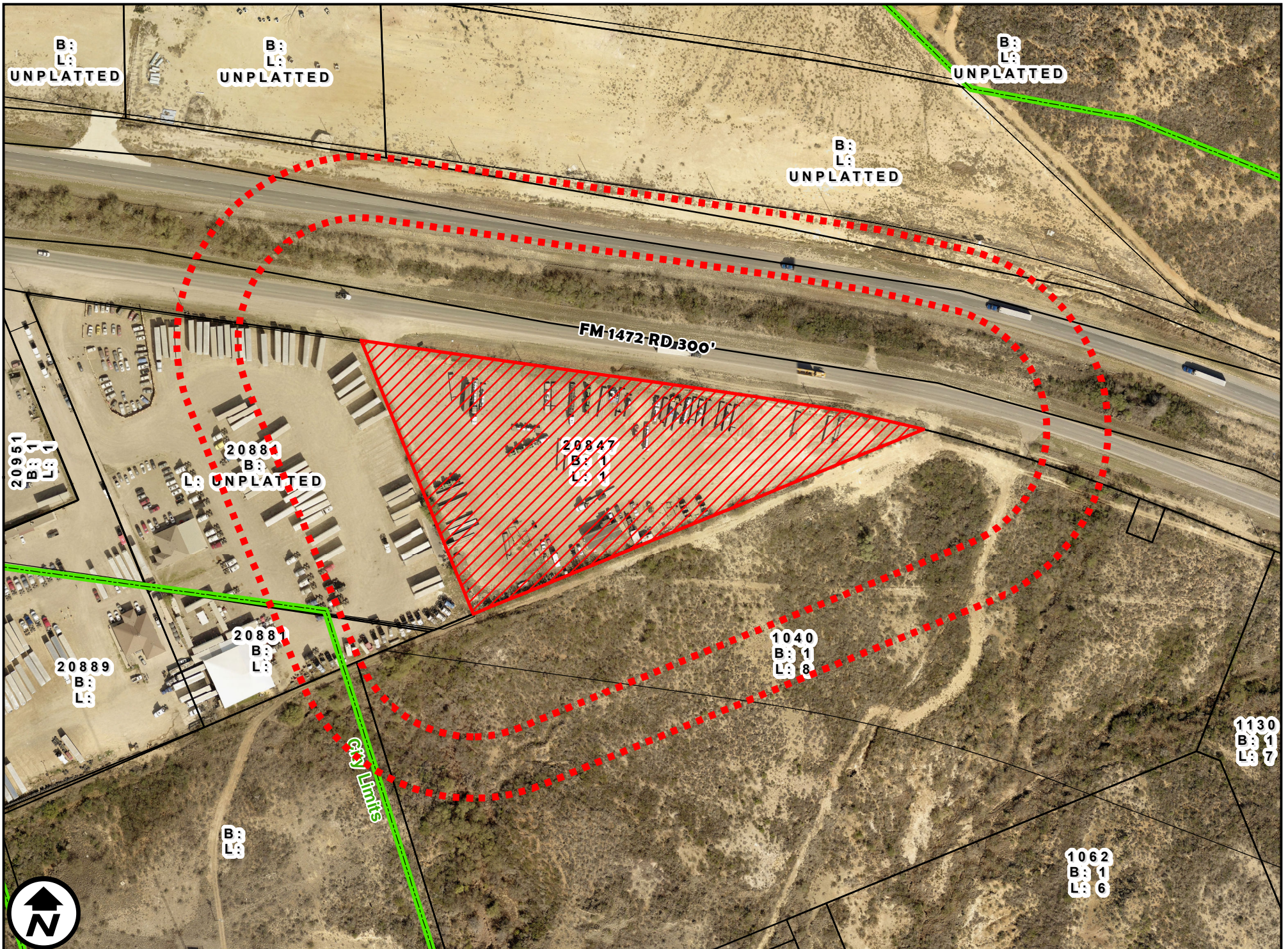
M-1. The purpose of the M-1 Light Manufacturing District is to encourage the development of manufacturing and wholesale business establishments which are clean, quiet, and free of hazardous or objectionable elements such as noise, odor, dust, smoke or glare. Research activities are encouraged. This district is further designed to act as a transitional use between heavy industrial uses and other less intense and residential uses.

Is this change contrary to the established land use pattern?
The area is predominately industrial uses.

Would this change create an isolated zoning district unrelated to surrounding districts?
No. The proposed zoning will not create an isolated zoning district.

Will change adversely influence living conditions in the neighborhood?
No. It is not anticipated to have a negative impact in the surrounding area or neighborhood.

Are there substantial reasons why the property cannot be used in accordance with existing zoning?
Yes. The existing AE does not allow for industrial uses intended by the applicant.

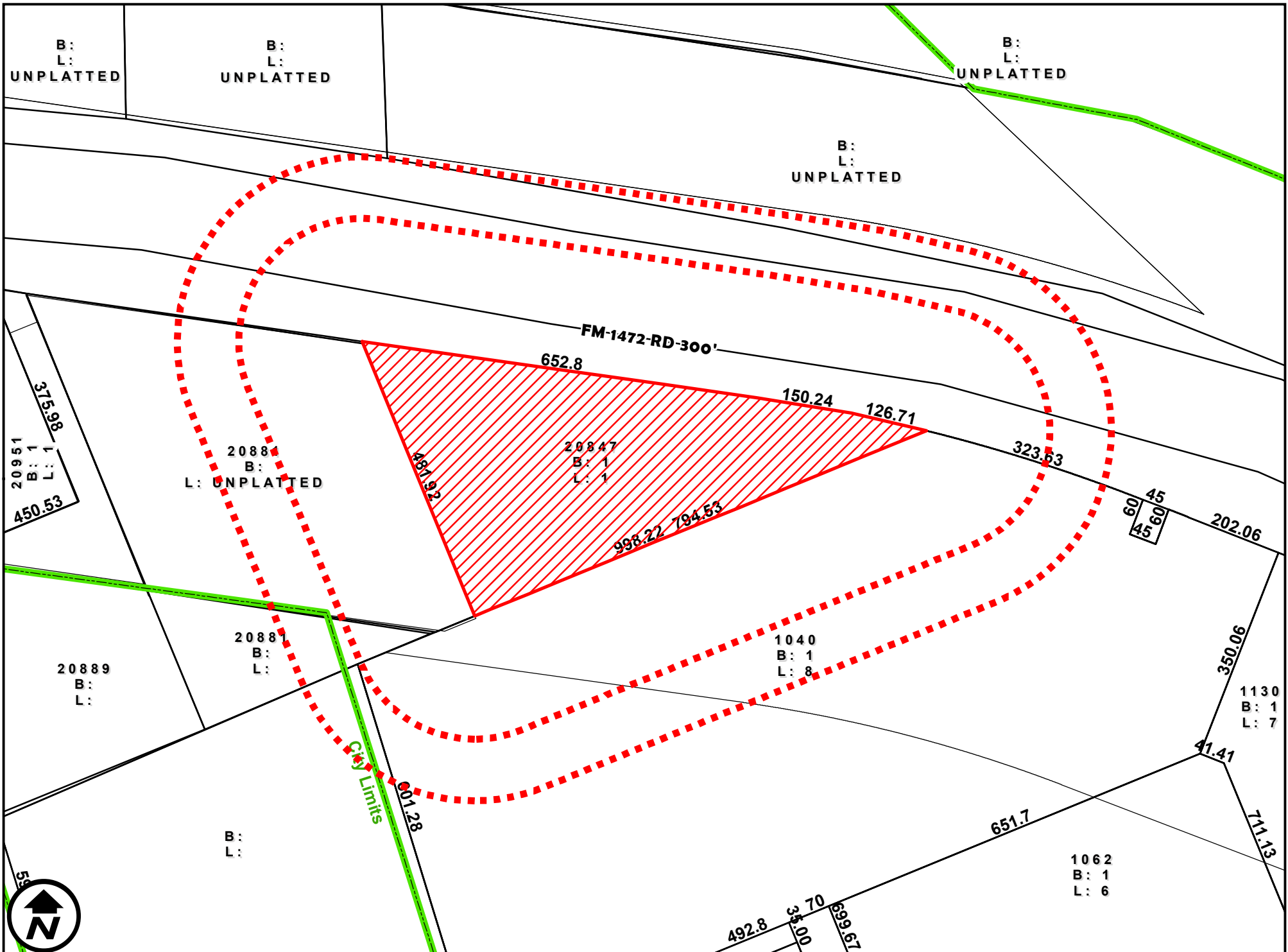


AERIAL MAP

1 inch = 200 feet

ZC-058-2025
COUNCIL DISTRICT 7
20847 FM 1472

APPLICATION FC20
AG (AGRICULTURAL DISTRICT) TO
M-1 (LIGHT MAUFACTURING DISTRICT)

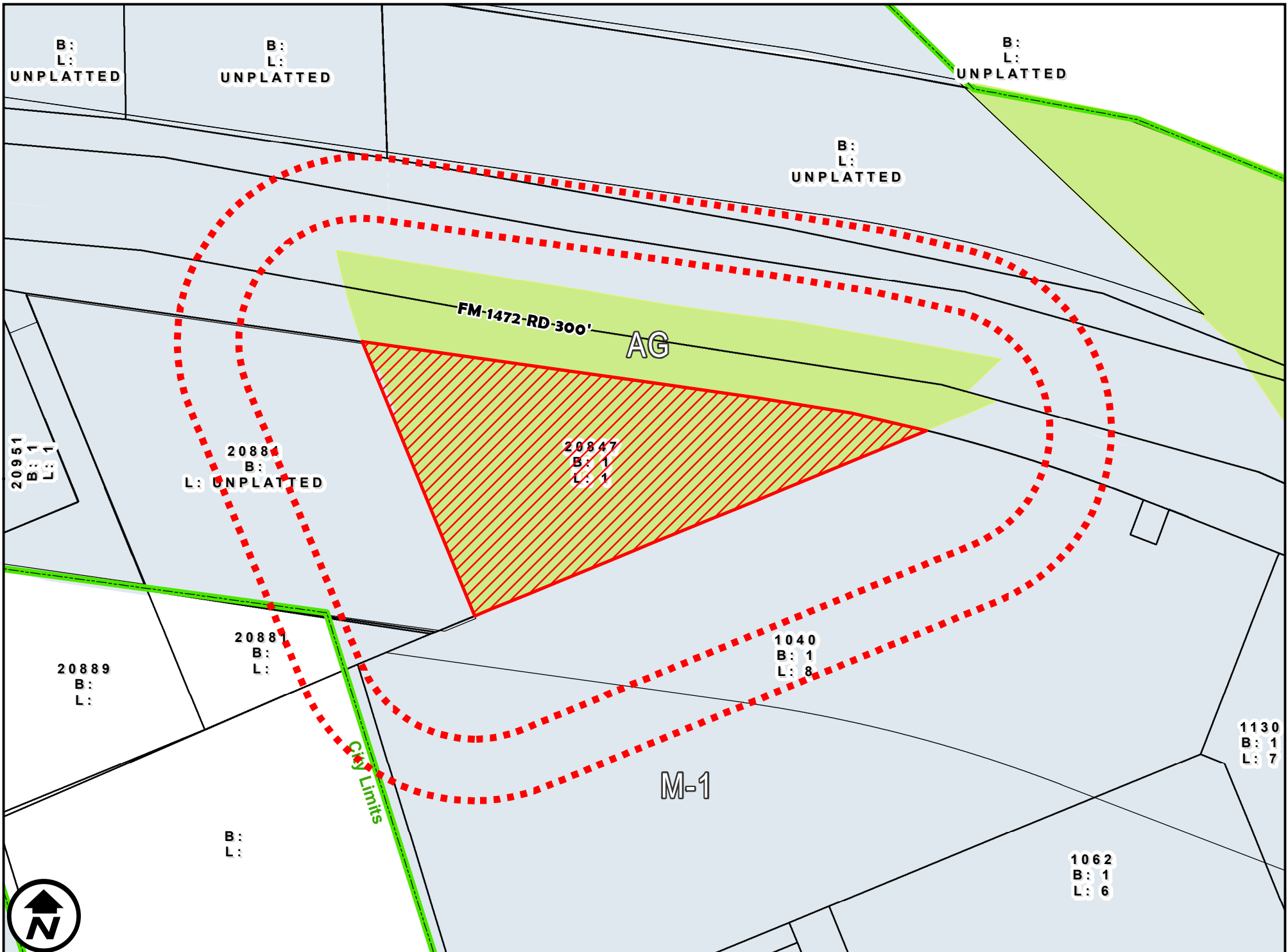


DIMENSIONS MAP

1 inch = 200 feet

ZC-058-2025
COUNCIL DISTRICT 7
20847 FM 1472

APPLICATION FC21
AG (AGRICULTURAL DISTRICT) TO
M-1 (LIGHT MAUFACTURING DISTRICT)

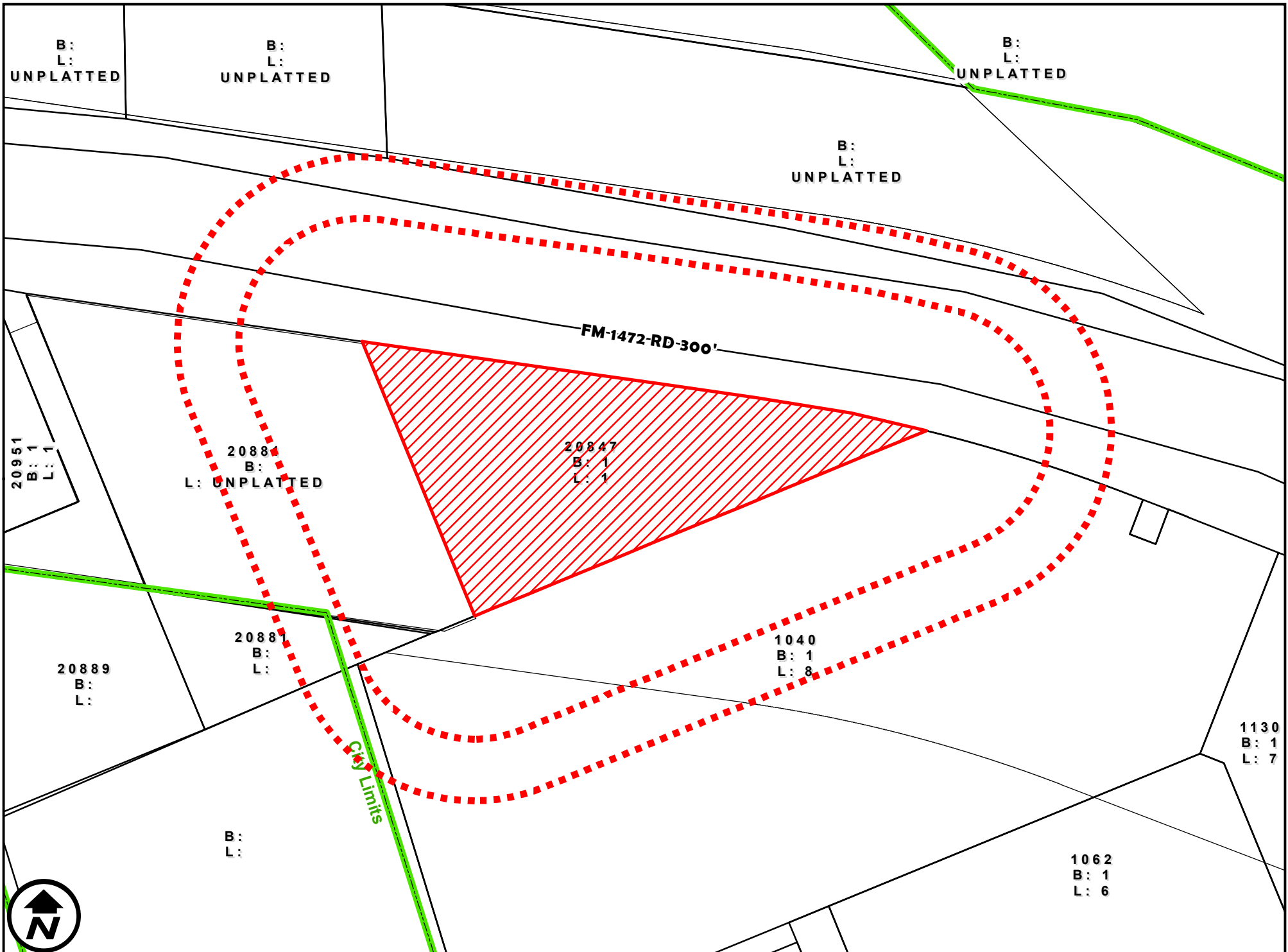


ZONING MAP

1 inch = 200 feet

ZC-058-2025
COUNCIL DISTRICT 7
20847 FM 1472

APPLICATION FC22
AG (AGRICULTURAL DISTRICT) TO
M-1 (LIGHT MAUFACTURING DISTRICT)

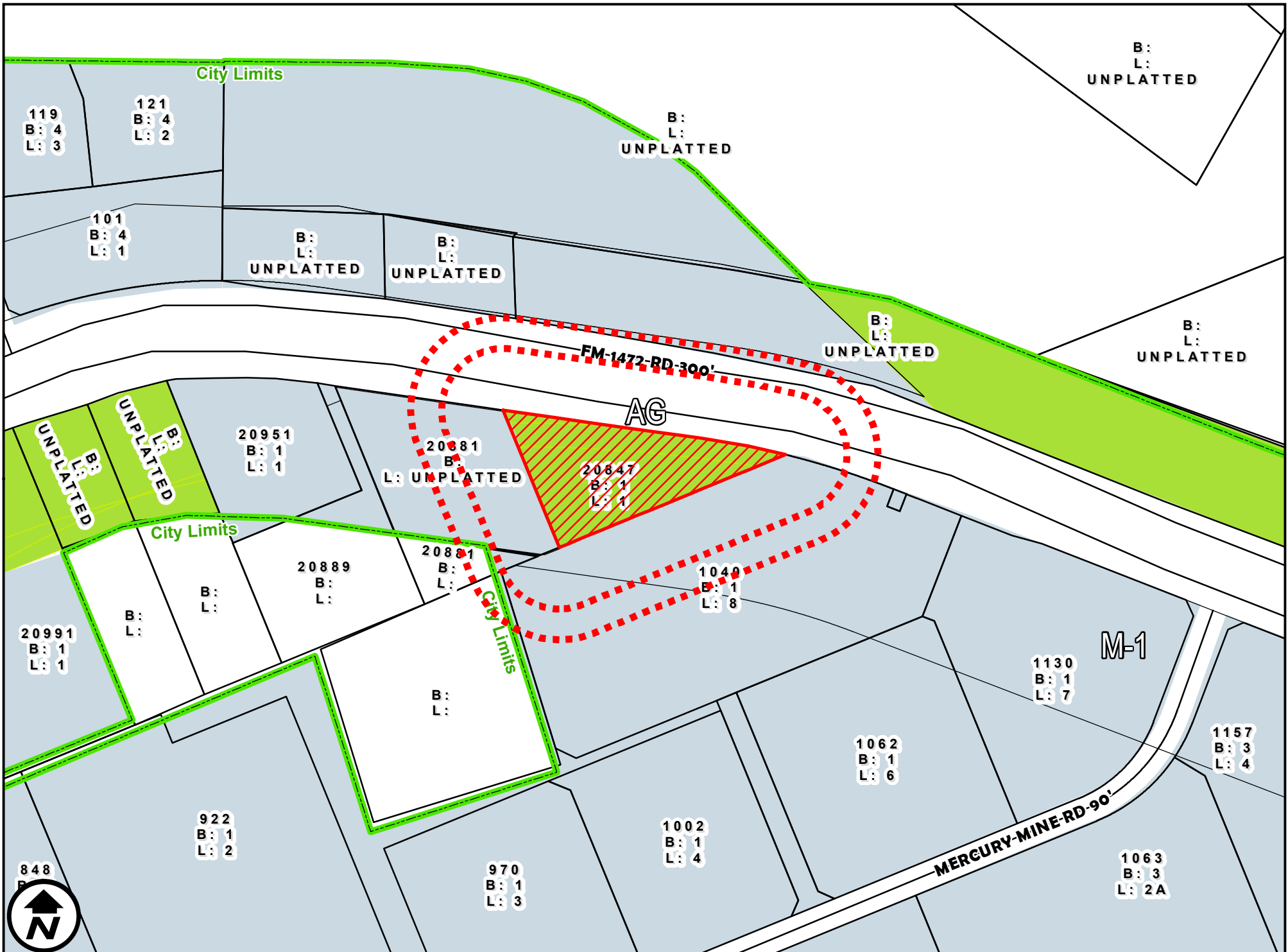


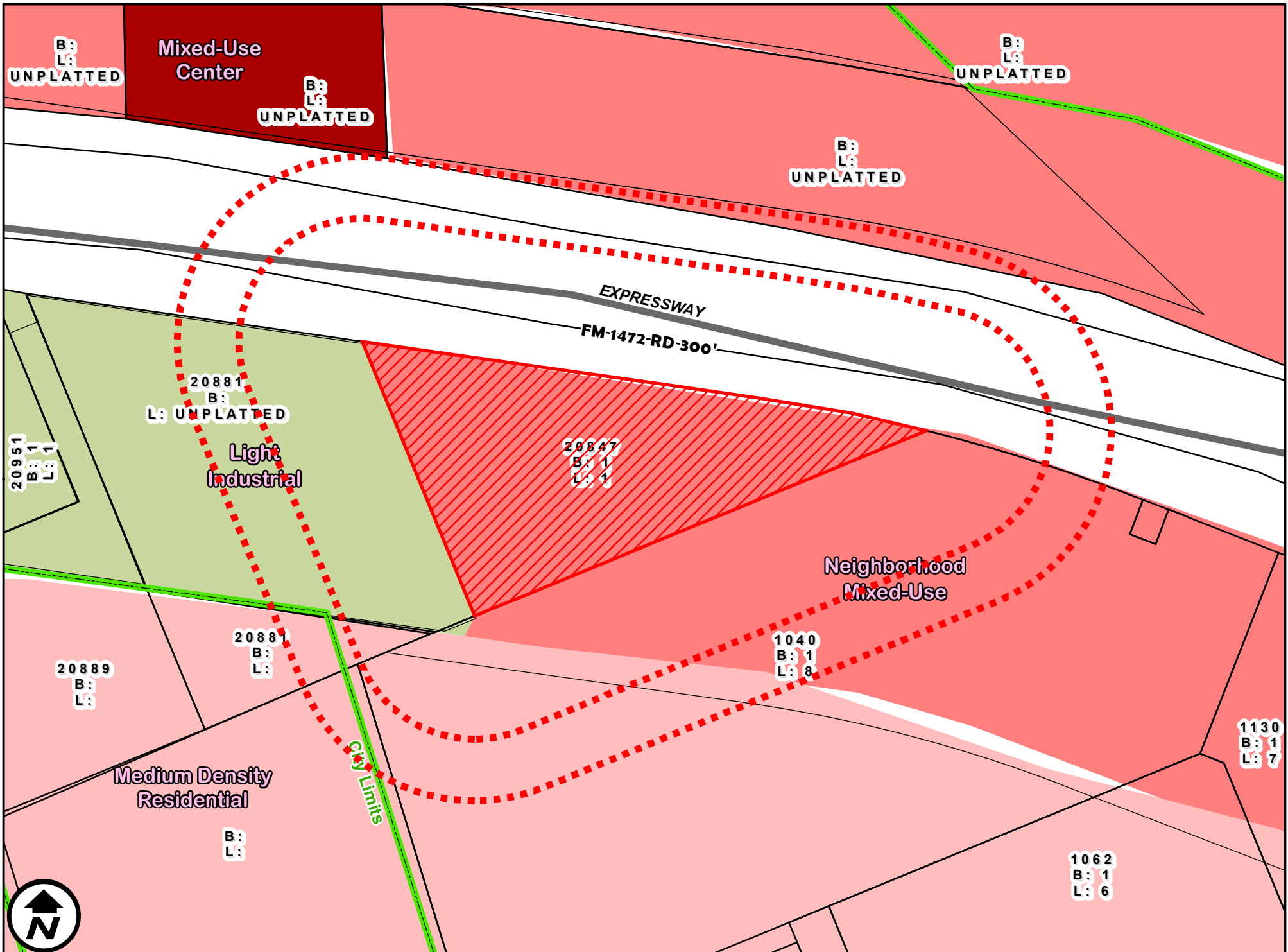
SURVEY MAP

1 inch = 200 feet

ZC-058-2025
COUNCIL DISTRICT 7
20847 FM 1472

APPLICATION FC23
AG (AGRICULTURAL DISTRICT) TO
M-1 (LIGHT MAUFACTURING DISTRICT)





B:
L:
UNPLATTED

Mixed-Use
Center

B:
L:
UNPLATTED

B:
L:
UNPLATTED

B:
L:
UNPLATTED

EXPRESSWAY
FM-1472-RD-300'

20881
B:
L: UNPLATTED

Light
Industrial

20847
B: 1
L: 1

Neighborhood
Mixed-Use

1040
B: 1
L: 8

20889
B:
L:

20881
B:
L:

Medium Density
Residential

B:
L:

1130
B: 1
L: 7

1062
B: 1
L: 6

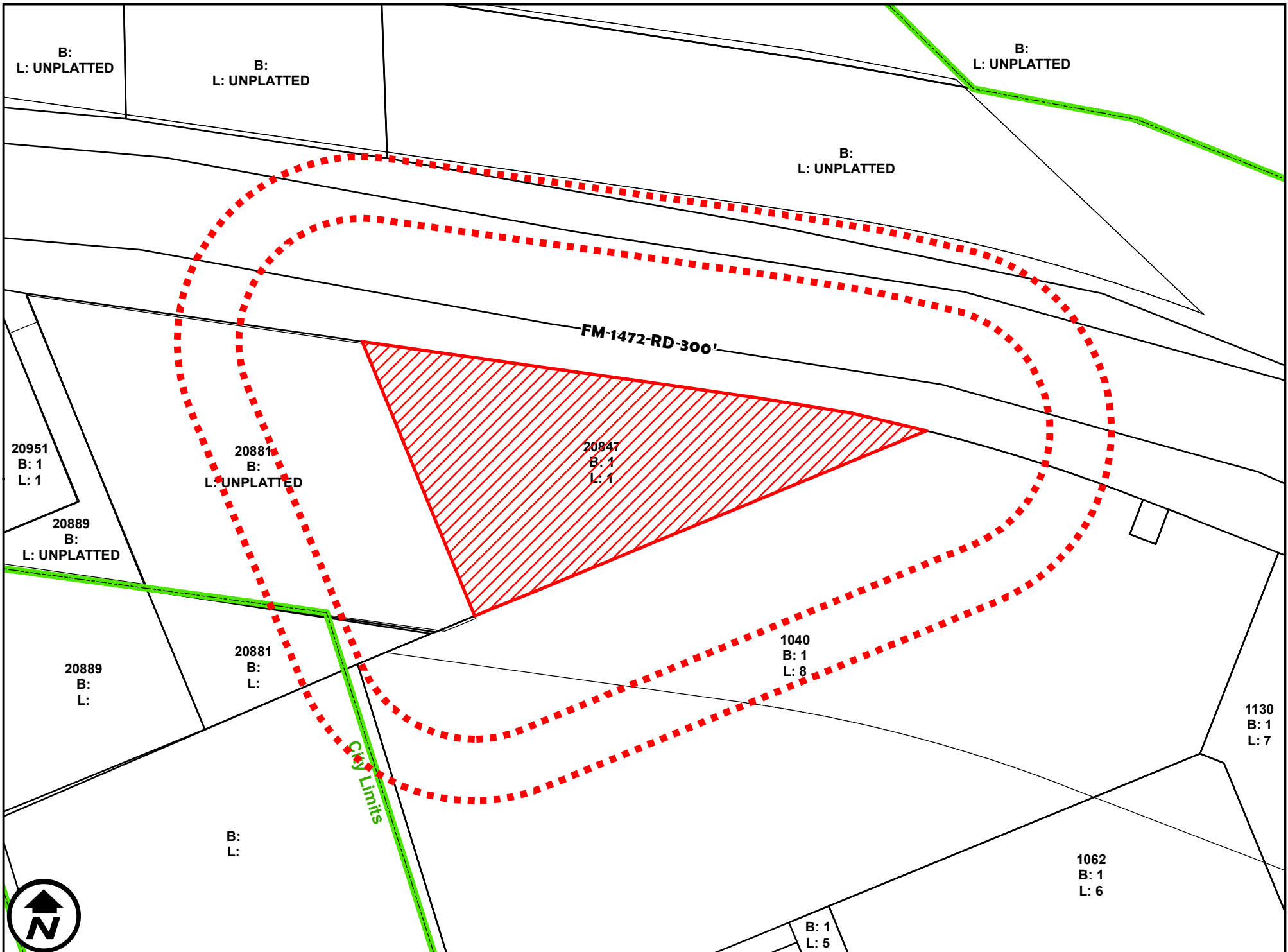


FUTURE LANDUSE

1 inch = 200 feet

ZC-058-2025
COUNCIL DISTRICT 7
20847 FM 1472

APPLICATION FC25
AG (AGRICULTURAL DISTRICT) TO
M-1 (LIGHT MAUFACTURING DISTRICT)



200' AND 300' NOTIFICATION

1 inch = 200 feet

ZC-058-2025
COUNCIL DISTRICT 7
20847 FM 1472

APPLICATION FC26
AG (AGRICULTURAL DISTRICT) TO
M-1 (LIGHT MAUFACTURING DISTRICT)

ZC-058-2025


ATTENTION

PROPOSED

ZONE CHANGE

FROM TO

FOR INFORMATION CALL
CITY PLANNING DEPARTMENT
794-1613



City of Laredo

Planning & Zoning Commission

Meeting Date: 8/21/2025
Ordinance 7B

Public Hearing and Recommendation of an

SUBJECT

Amending the Zoning Ordinance (Map) of the City of Laredo by authorizing the issuance of a special use permit for oil and/or gas extractions (well site A) on approximately 4.39 acres, as further described by metes and bounds in "Exhibit 1", located north of State Highway 255 and east of FM 1472.

ZC-059-2025
District VII

PREVIOUS COUNCIL ACTION

None.

BACKGROUND

Initiated by: Needmore Dolores, LLC, Owner; Kimmeridge Texas Gas, LLC, Applicant; Rafael Reniu, Representative

Council District: VII - Cm. Vanessa Perez

Proposed Use: The proposed use is for an oil and/or gas extractions (well site A - 140H).

Site: The site is currently vacant undeveloped land.

Background: On April 2, 2024, the City Council approved Ordinance 2024-O-042, which annexed approximately 303.02 acres. This includes the area of the location of both wells.

Minimum Zoning District Required for Proposed Use: AG (Agricultural District) with a special use permit.

Current Zoning District: M-1 (Light Manufacturing District)

Surrounding Land Uses: To the north, east, south, and west of the site is predominantly vacant undeveloped land.

Comprehensive Plan: The Future Land Use Map recognizes a large portion of the area as Light Industrial and a smaller portion of the area as Heavy Industrial.

https://www.openlaredo.com/planning/2017_Comprehensive_Plan-Viva_Laredo.pdf#page=39

Transportation Plan: The Long Range Thoroughfare Plan identifies State Highway 255 as an Expressway.

<https://www.cityoflaredo.com/home/showpublisheddocument/17680/638703100333370000>

Letters sent to surrounding property owners: 5 In Favor: 0 Opposed: 0

A Special Use Permit is used for those types of uses that warrant individual attention on a case by case basis and should not be categorized in a zoning district. A Special Use Permit is basically an overlay on top of the existing zoning designation and can be limited in many respects, such as time, fencing, setbacks, landscaping, etc. A Special Use Permit is required for Oil and Gas Extraction & Production as per Section 24-73. The property is in a M-1 (Light Manufacturing District) zoning district.

Staff supports the proposed special use permit for the following reasons:

1. The intent of the special use permit is to drill and extract oil and/or gas.
2. No school, hospital, church, nor public building is located within six hundred (600) feet of the proposed wellhead.
3. No residence is located within four hundred (400) feet of the site.
4. The proposed special use permit is not anticipated to have a negative impact in the surrounding area.

General Comments:

1. Any use allowed under the current zone or proposed special use permit is required to abide by all relevant municipal codes.

If approved, Staff suggest the following conditions:

1. The Special Use Permit is issued to Kimmeridge Texas Gas, LLC, and may only be transferred upon application to and with the express permission of the City Council.
2. The Special Use Permit is restricted to site plan, as per Exhibit "1", which is made part hereof for all purposes.
3. The Special Use Permit is restricted to the drilling procedure description, Exhibit "10", which is made part hereof for all purposes.

4. The Special Use Permit must abide by statements in letter, Exhibit "11", which is made part of hereof for all purposes.
5. The Special Use Permit shall comply with all fire code requirements including the location and treatment of the premises.
6. The Special Use Permit shall comply with all rules and regulations of the Laredo Land Development Code, Section 24-73: Oil and Gas Extraction & Production Specific Use Zoning Overlay District and Permit Requirements.
7. The Special Use Permit shall be subject to an annual inspection.
8. The use authorized by the special use permit is required to abide by all relevant municipal codes.

COMMITTEE RECOMMENDATION

The Planning & Zoning Commission in a ____ to ____ vote recommended ____ of the special use permit.

STAFF RECOMMENDATION

IMPACT ANALYSIS

Is this change contrary to the established land use pattern?

Yes. The site is surrounded vacant undeveloped land.

Would this change create an isolated zoning district unrelated to surrounding districts?

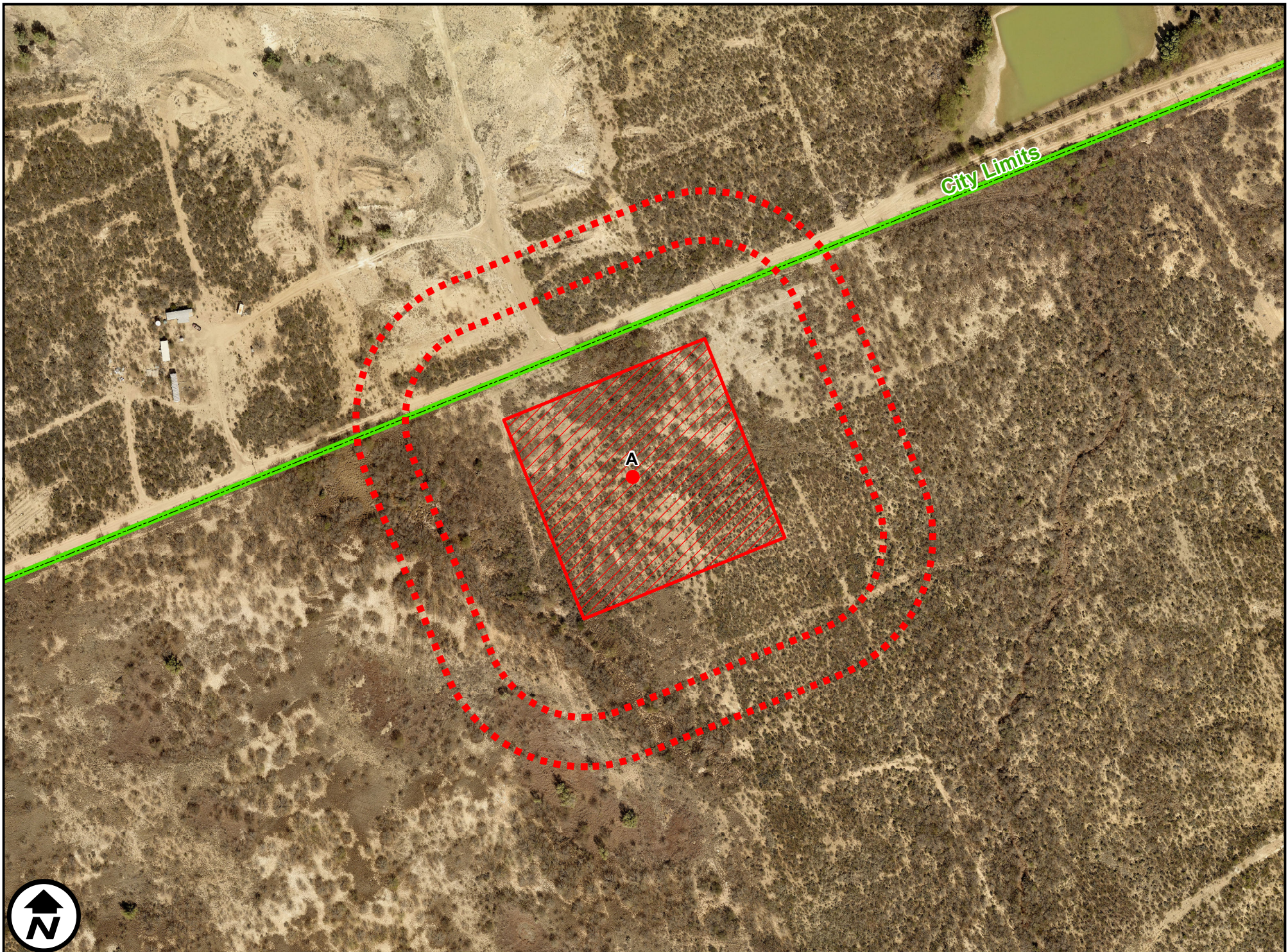
No, the zone will not change.

Will change adversely influence living conditions in the neighborhoods?

No, the proposed use is not anticipated to have a negative impact in the surrounding neighborhood since the proposed site is surrounded by raw land.

Are there substantial reasons why the property cannot be used in accordance with existing zoning?

Yes. The underlying zone requires the special use permit overlay to allow for an oil and/or gas extractions (well site A - 140H).

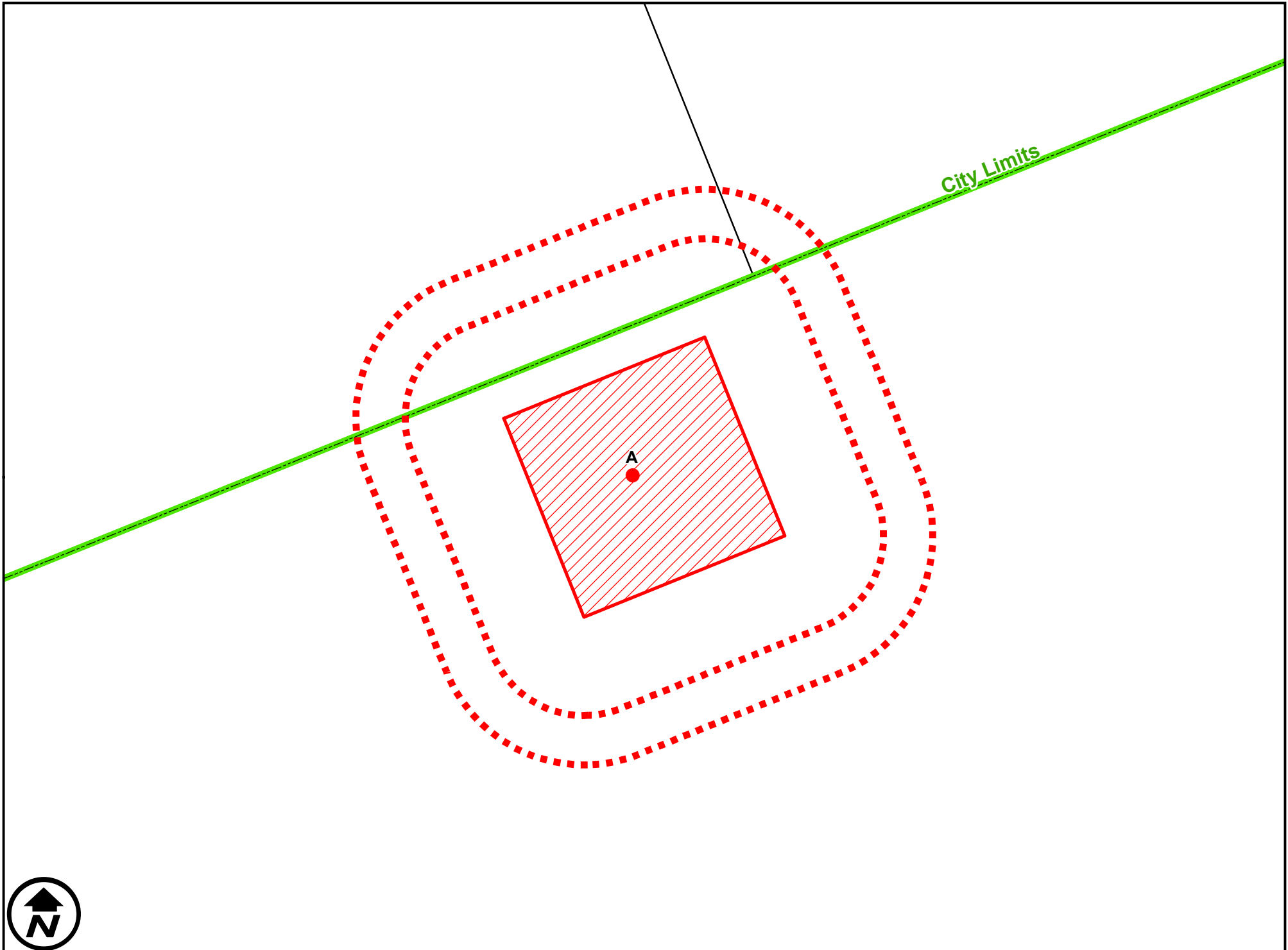


AERIAL MAP

1 inch = 250 feet

ZC-059-2025
COUNCIL DISTRICT 7
NORTH OF STATE HIGHWAY 255 AND EAST OF FM 1472

APPLICATION FC 31
M-1 (LIGHT MANUFACTURING DISTRICT) TO
S.U.P FOR OIL AND/OR GAS EXTRACTIONS (WELL "A" SITE)

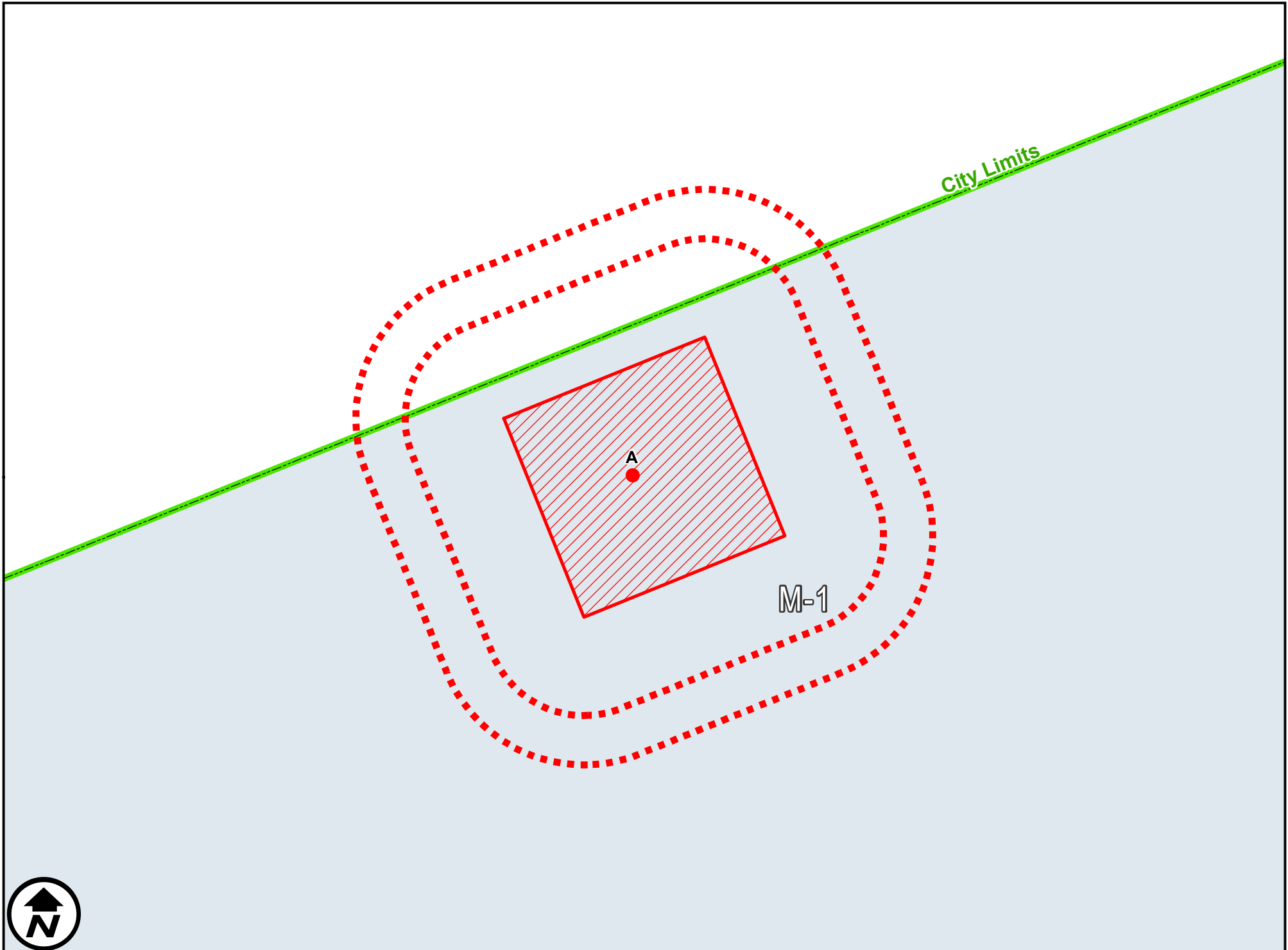


DIMENSIONS MAP

1 inch = 250 feet

ZC-059-2025
COUNCIL DISTRICT 7
NORTH OF STATE HIGHWAY 255 AND EAST OF FM 1472

APPLICATION FC 32
M-1 (LIGHT MANUFACTURING DISTRICT) T
S.U.P FOR OIL AND/OR GAS EXTRACTIONS (WELL "A" SITE)

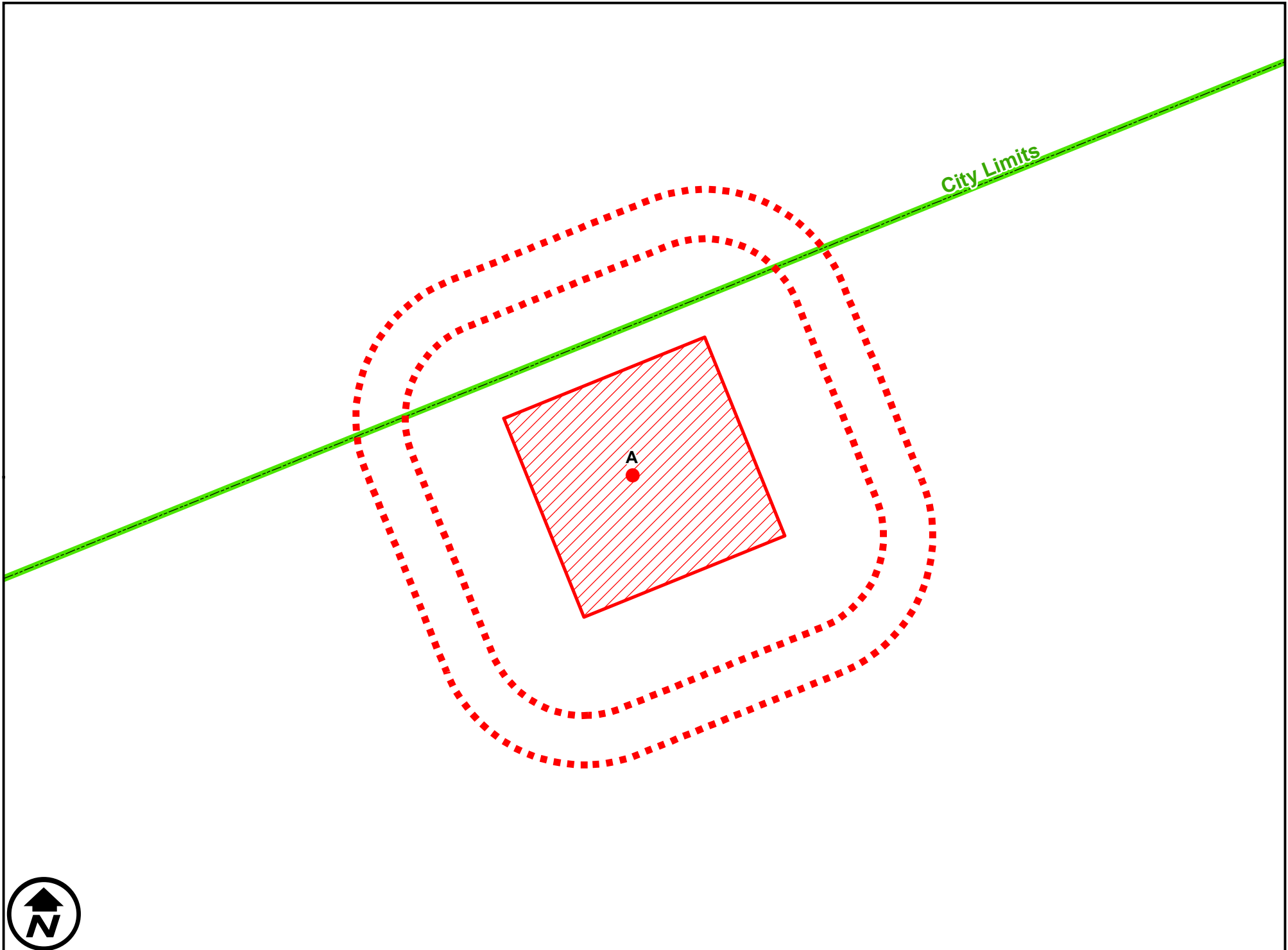


ZONING MAP

1 inch = 250 feet

ZC-059-2025
COUNCIL DISTRICT 7
NORTH OF STATE HIGHWAY 255 AND EAST OF FM 1472

APPLICATION FC 33
M-1 (LIGHT MANUFACTURING DISTRICT) T
S.U.P FOR OIL AND/OR GAS EXTRACTIONS (WELL "A" SITE)

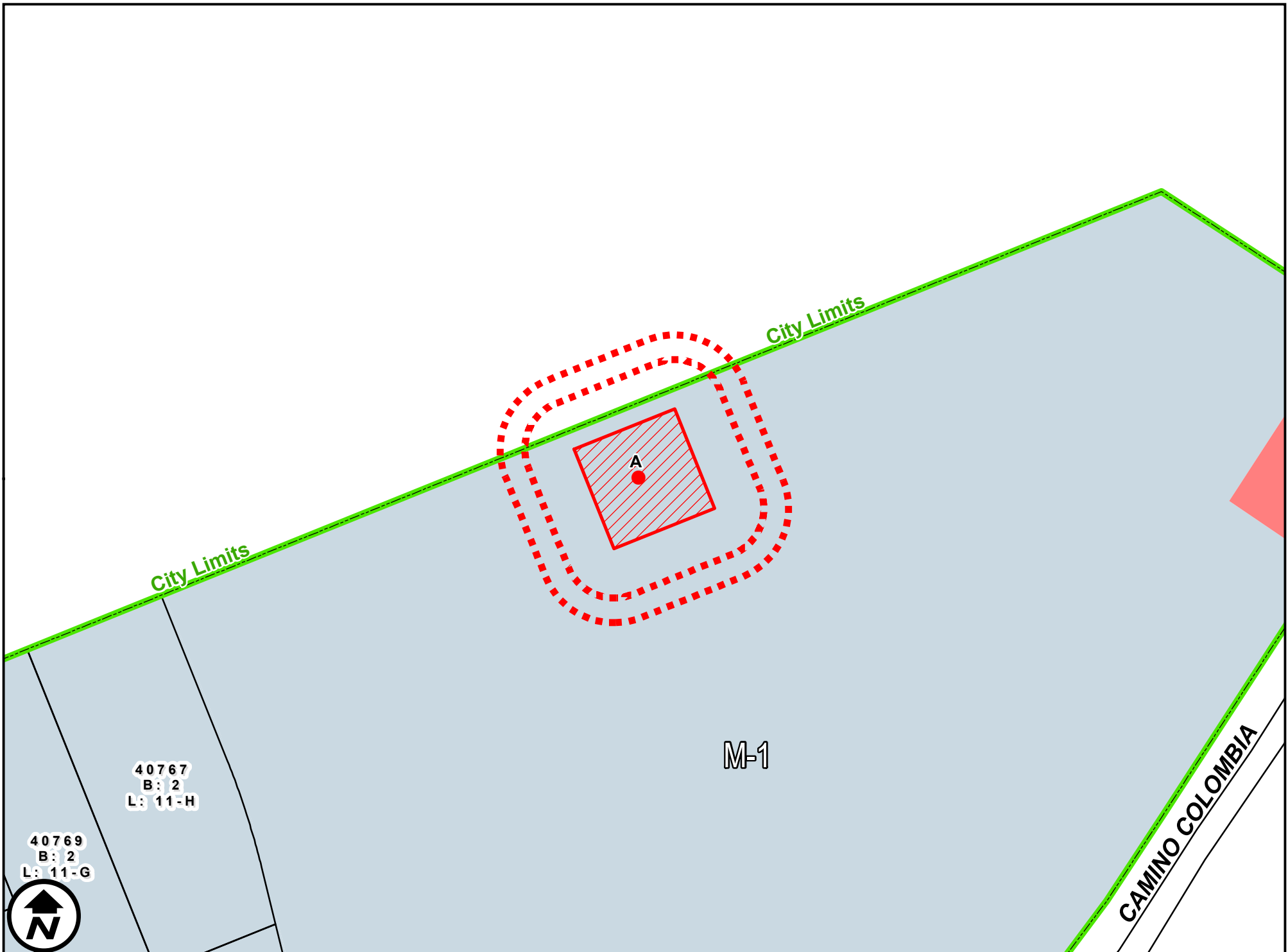


SURVEY MAP

1 inch = 250 feet

ZC-059-2025
COUNCIL DISTRICT 7
NORTH OF STATE HIGHWAY 255 AND EAST OF FM 1472

APPLICATION FC 34
M-1 (LIGHT MANUFACTURING DISTRICT) T
S.U.P FOR OIL AND/OR GAS EXTRACTIONS (WELL "A" SITE)



ZONING OVERVIEW

1 inch = 500 feet

ZC-059-2025

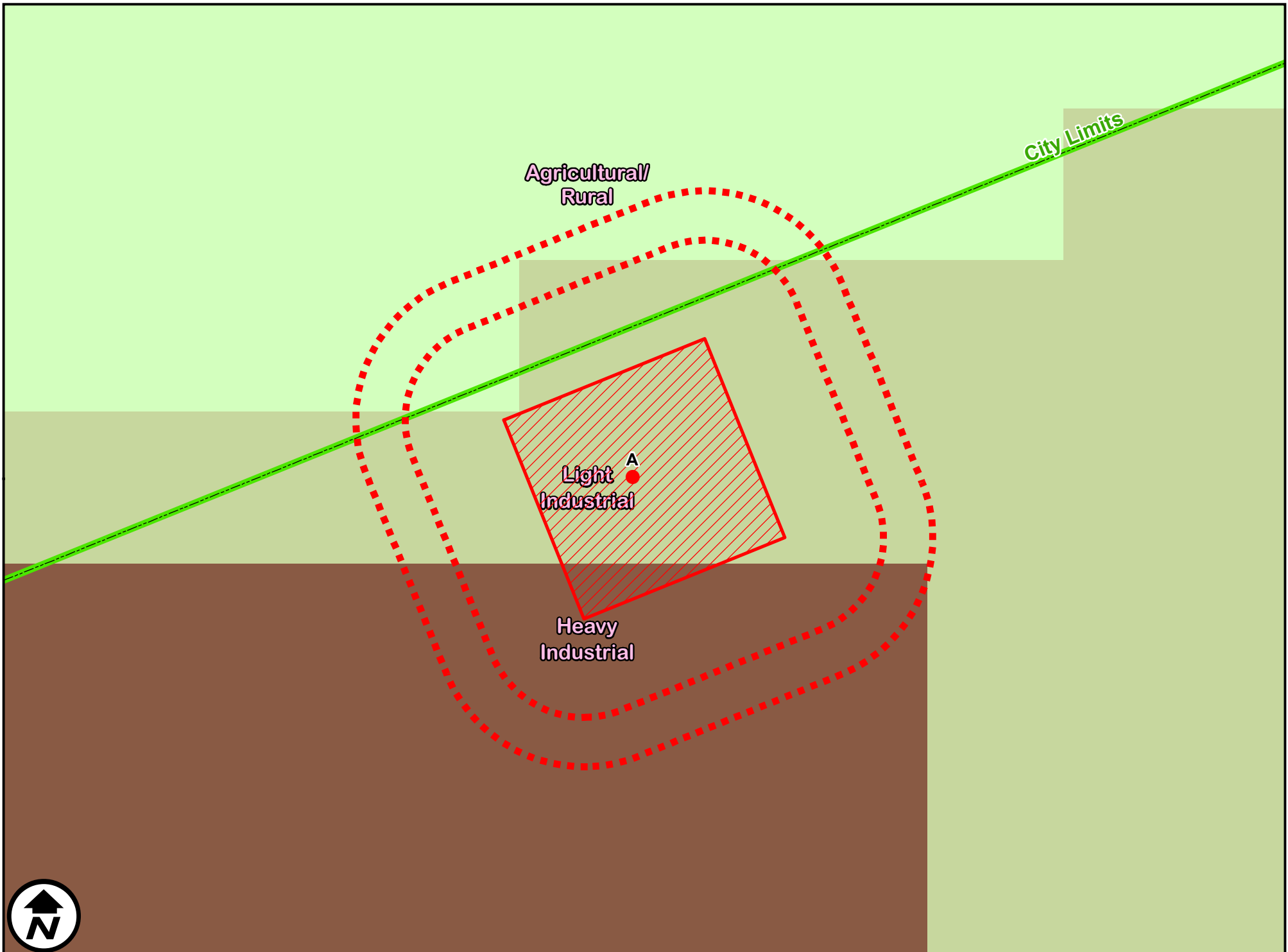
COUNCIL DISTRICT 7

NORTH OF STATE HIGHWAY 255 AND EAST OF FM 1472

APPLICATION FC 35

M-1 (LIGHT MANUFACTURING DISTRICT) T

S.U.P FOR OIL AND/OR GAS EXTRACTIONS (WELL "A" SITE)



FUTURE LANDUSE

1 inch = 250 feet

ZC-059-2025

COUNCIL DISTRICT 7

NORTH OF STATE HIGHWAY 255 AND EAST OF FM 1472

APPLICATION FC 36

M-1 (LIGHT MANUFACTURING DISTRICT) T

S.U.P FOR OIL AND/OR GAS EXTRACTIONS (WELL "A" SITE)

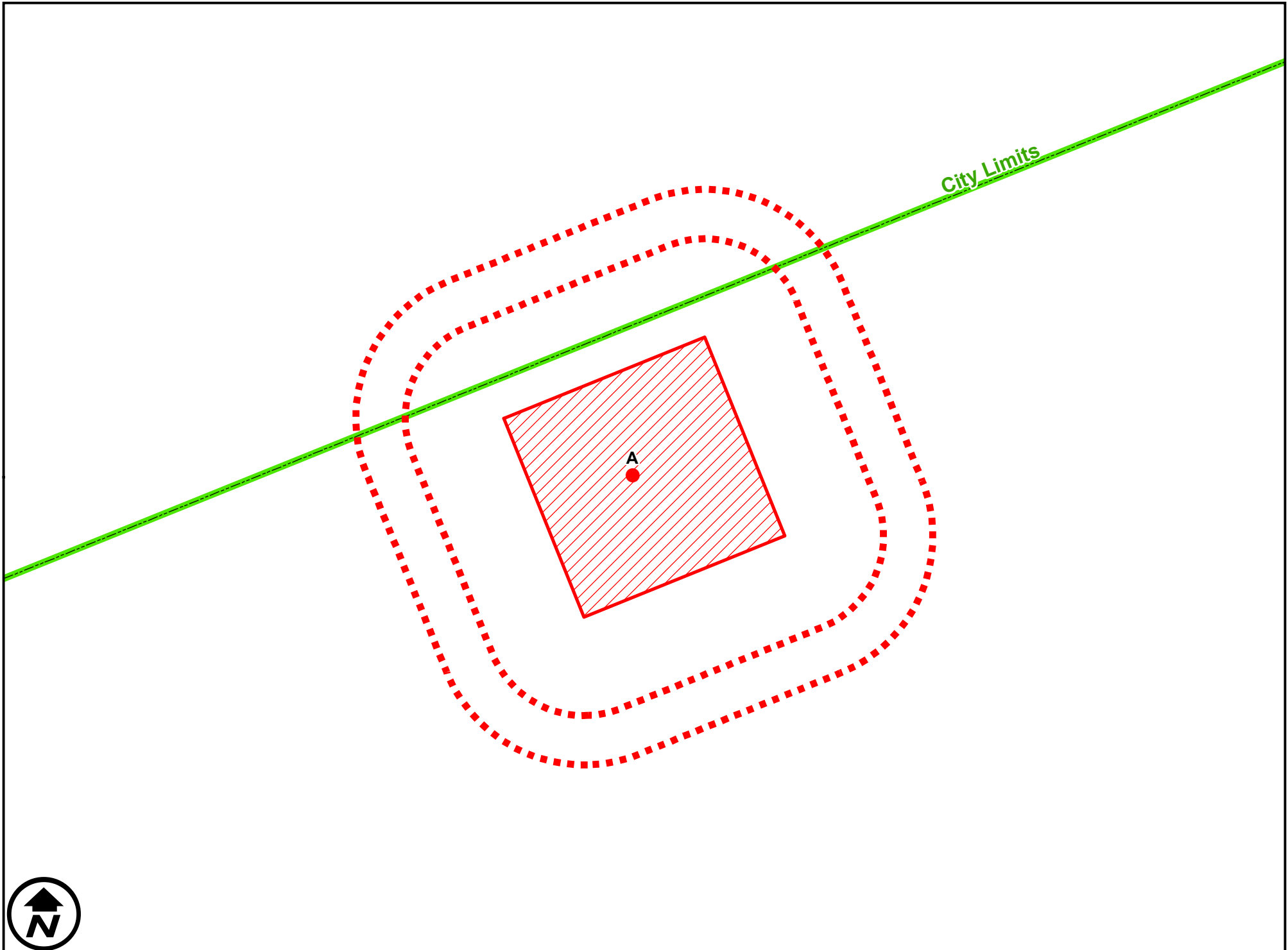


EXHIBIT "A"**KIMMERIDGE TEXAS GAS, LLC****PROPOSED SURFACE USE PLAT**

NEEDMORE 140H & 340H

SITUATED IN

SURVEY 1462, WEBB COUNTY SCHOOL LAND, ABSTRACT 502

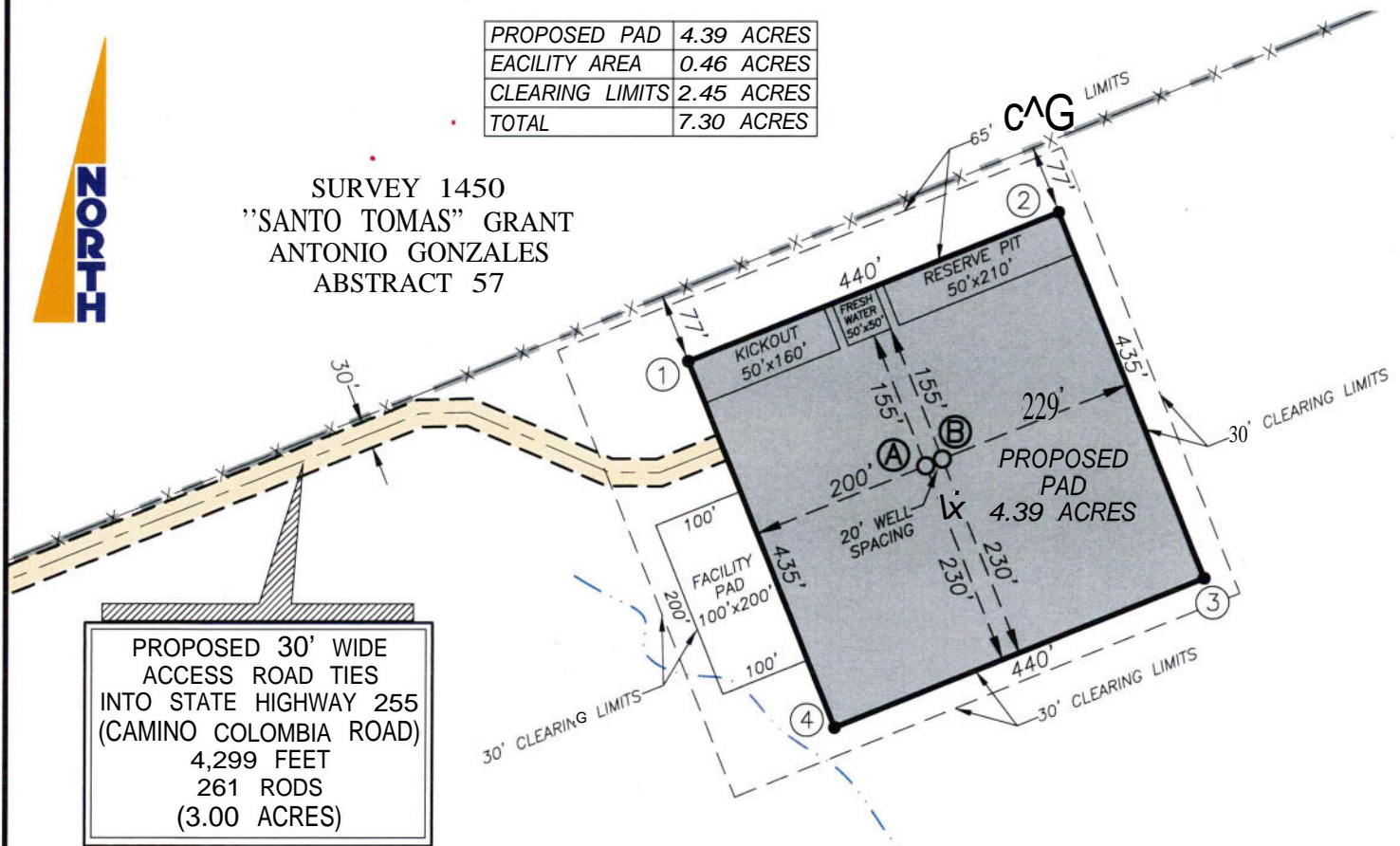
WEBB COUNTY, TEXAS

PAD CORNER INFORMATION			
CORNER No.	STATE PLANE TX-S NAD27	GEOGRAPHIC NAD83	ELEV.
①	X = 1608390.30 Y = 750373.87	LAT: 27-43'34.26" LONG: 99-42'38.92"	569.4'
②	X = 1608798.40 Y = 750538.35	LAT: 27-43'35.93" LONG: 99-42'34.39"	562.5'
③	X = 1608961.01 Y = 750134.89	LAT: 27-43'31.95" LONG: 99-42'32.54"	556.9'
④	X = 1608552.92 Y = 749970.40	LAT: 27-43'30.28" LONG: 99-42'37.06"	559.3'

WELL INFORMATION				
WELL NAME		STATE PLANE TX-S NAD27	GEOGRAPHIC NAD83	ELEV.
Ⓐ	NEEDMORE 140H	X = 1608652.42 Y = 750258.50	LAT: 27-43'33.14" LONG: 99-42'35.99"	561.8'
Ⓑ	NEEDMORE 340H	X = 1608670.90 Y = 750266.01	LAT: 27-43'33.22" LONG: 99-42'35.78"	560.0'

PROPOSED PAD	4.39 ACRES
FACILITY AREA	0.46 ACRES
CLEARING LIMITS	2.45 ACRES
TOTAL	7.30 ACRES

SURVEY 1450
"SANTO TOMAS" GRANT
ANTONIO GONZALES
ABSTRACT 57



SURVEY 1462
WEBB COUNTY SCHOOL LAND
ABSTRACT 502
WEBB COUNTY, TEXAS

PRELIMINARY
05—07—25

HOWLAND
ENGINEERING AND SURVEYING CO.

TBPE Firm Registration No. F-4097 TBPLS Firm Registration No. 100464-00 TBPLS Firm Registration No. 10194361
7615 N. Bartlett Avenue, 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
www.howlandcompanies.com

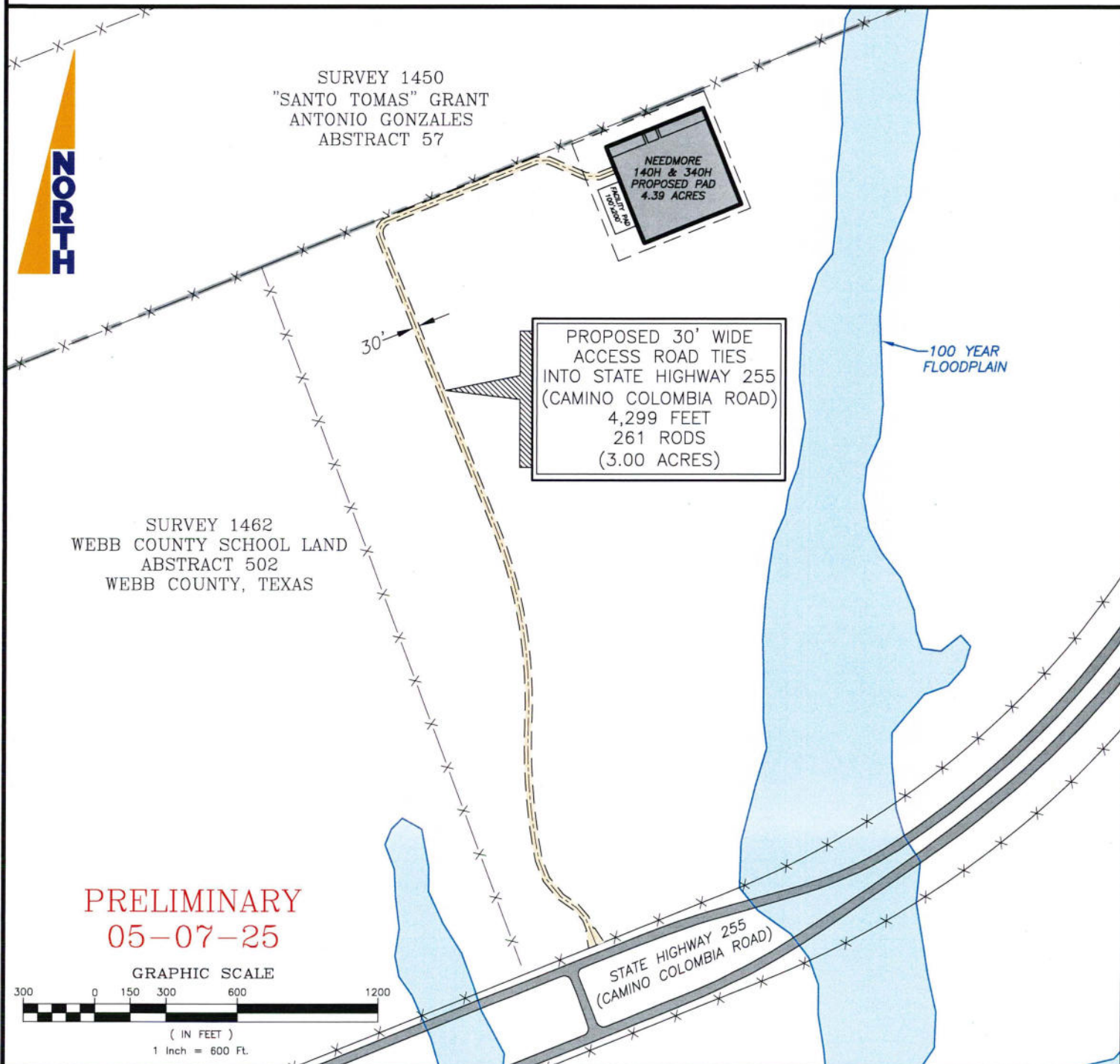
WARNING: BASIS OF BEARING: G.P.S. Tx. South Zone, N.A.D.-27.

THIS PLAT MAY NOT SHOW ALL CROSSINGS OF PIPELINES OR CABLES. HOWLAND ENGINEERING AND SURVEYING CO., INC. ASSUMES NO RESPONSIBILITY TO LOCATE PIPELINE OR CABLE CROSSINGS. NO CLAIM IS HEREBY MADE REGARDING CURRENT OR ACTUAL SURFACE/MINERAL FEE OWNERSHIP OR LESSOR. THIS DRAWING IS MADE EXCLUSIVELY FOR KIMMERIDGE TEXAS GAS, LLC.

EXHIBIT "A"**KIMMERIDGE TEXAS GAS, LLC
PROPOSED SURFACE USE PLAT**

NEEDMORE 140H & 340H

SITUATED IN

SURVEY 1462, WEBB COUNTY SCHOOL LAND, ABSTRACT 502
WEBB COUNTY, TEXAS**HOWLAND**
ENGINEERING AND SURVEYING CO.TBPE Firm Registration No. F-4097 TBPLS Firm Registration No. 100464-00 TBPLS Firm Registration No. 10194361
7615 N. Bartlett Avenue, 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
www.howlandcompanies.com**WARNING:**

BASIS OF BEARING: G.P.S. Tx. South Zone, N.A.D.-27.

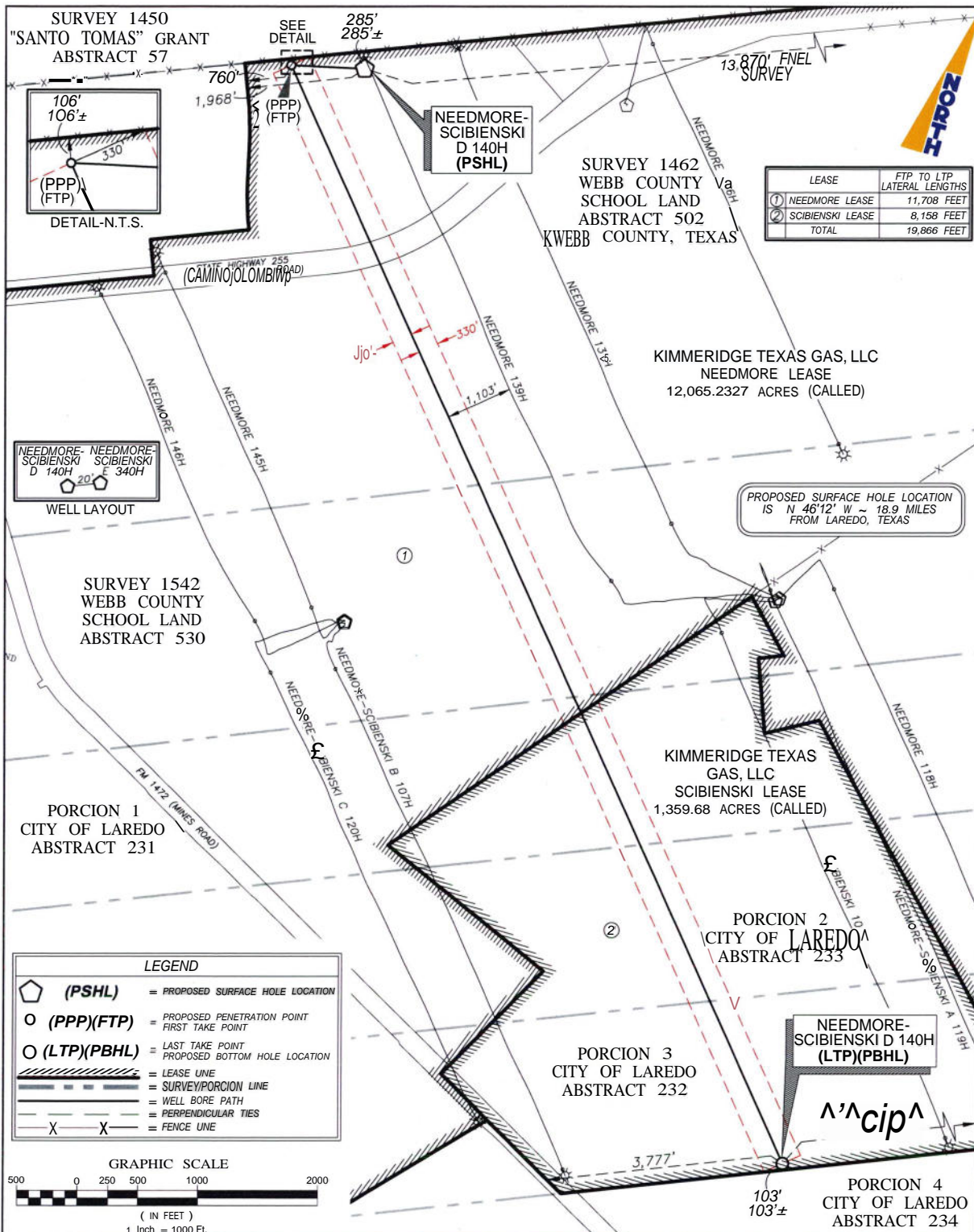
THIS PLAT MAY NOT SHOW ALL CROSSINGS OF PIPELINES OR CABLES. HOWLAND ENGINEERING AND SURVEYING CO., INC. ASSUMES NO RESPONSIBILITY TO LOCATE PIPELINE OR CABLE CROSSINGS. NO CLAIM IS HEREBY MADE REGARDING CURRENT OR ACTUAL SURFACE/MINERAL FEE OWNERSHIP OR LESSOR. THIS DRAWING IS MADE EXCLUSIVELY FOR KIMMERIDGE TEXAS GAS, LLC.

LEGEND

— X — X — X — = PAD LINE
 - - - - - = FENCE LINE
 - - - - - = SURVEY LINE

Revision	Date
1	04-25-25
2	05-07-25
3	
4	
5	

FIELD DATE	BOOK	PAGE(s)	DRAWN BY:	L.TREVINO
04-15-25	1182	12-13	CHECKED BY:	J.SEGOVIA
04-17-25	1182	15	JOB No.	26936-25A
04-21-25	1182	18	SHEET:	1 OF 1
04-29-25	1182	26-27		
05-01-25	1182	29		

**NEEDMORE-SCIBIENSKI D 140H**

STATE PLANE COORDINATES - TEXAS SOUTH ZONE - NAD 1927:

PROPOSED SURFACE HOLE LOCATION (PSHL)

N: 750258 E: 1608652

GEOGRAPHIC NAD 27: Lot.: 27°43'32.10" Long.: 99°42'34.82"

GEOGRAPHIC NAD 83: Lot.: 27°43'33.14" Long.: 99°42'35.99"

ELEVATION: 562'

LEASE: 285' FNWL & 1,968' FSWL

SURVEY: 285'± FNWL & 13,870'± FNEL

**PROPOSED PENETRATION POINT (PPP)
FIRST TAKE POINT (FTP)**

N: 749973 E: 1607465

LEASE: 106' FNWL & 760' FSWL

LAST TAKE POINT (LTP)**PROPOSED BOTTOM HOLE LOCATION (PBHL)**

N: 734911 E: 1620420

LEASE: 103' FSEL & 3,777' FSWL

PORCION: 103'± FSEL & 64,078'± FNEL

**Path
Information
(PSHL)**

S 76°28' W = 1,221'

(PPP)(FTP)

S 40°42' E = 19,866'

(LTP)(PBHL)

KIMMERIDGE TEXAS GAS, LLC

NEEDMORE LEASE-12,065.2327 ACRES (CALLED)

SCIBIENSKI LEASE-1,359.68 ACRES (CALLED)

SITUATED IN:
SURVEY 1542, WEBB COUNTY SCHOOL LAND, ABSTRACT 530; SURVEY 1462, WEBB COUNTY SCHOOL LAND, ABSTRACT 502;
PORCION 1, CITY OF LAREDO, ABSTRACT 231; PORCION 2, CITY OF LAREDO, ABSTRACT 233 AND
PORCION 3, CITY OF LAREDO, ABSTRACT 232, WEBB COUNTY, TEXAS

FIELD DATE	BOOK	PAGE(S)	Revision	Date	DRAWN BY:	L.O.T.
04-15-25	1182	12	1	05-28-25	CHECKED BY:	J.S.
04-17-25	1182	15	2		JOB No.:	26936.1-25
05-01-25	1182	29	3		QUAD:	DOLORES RANCH
			4			

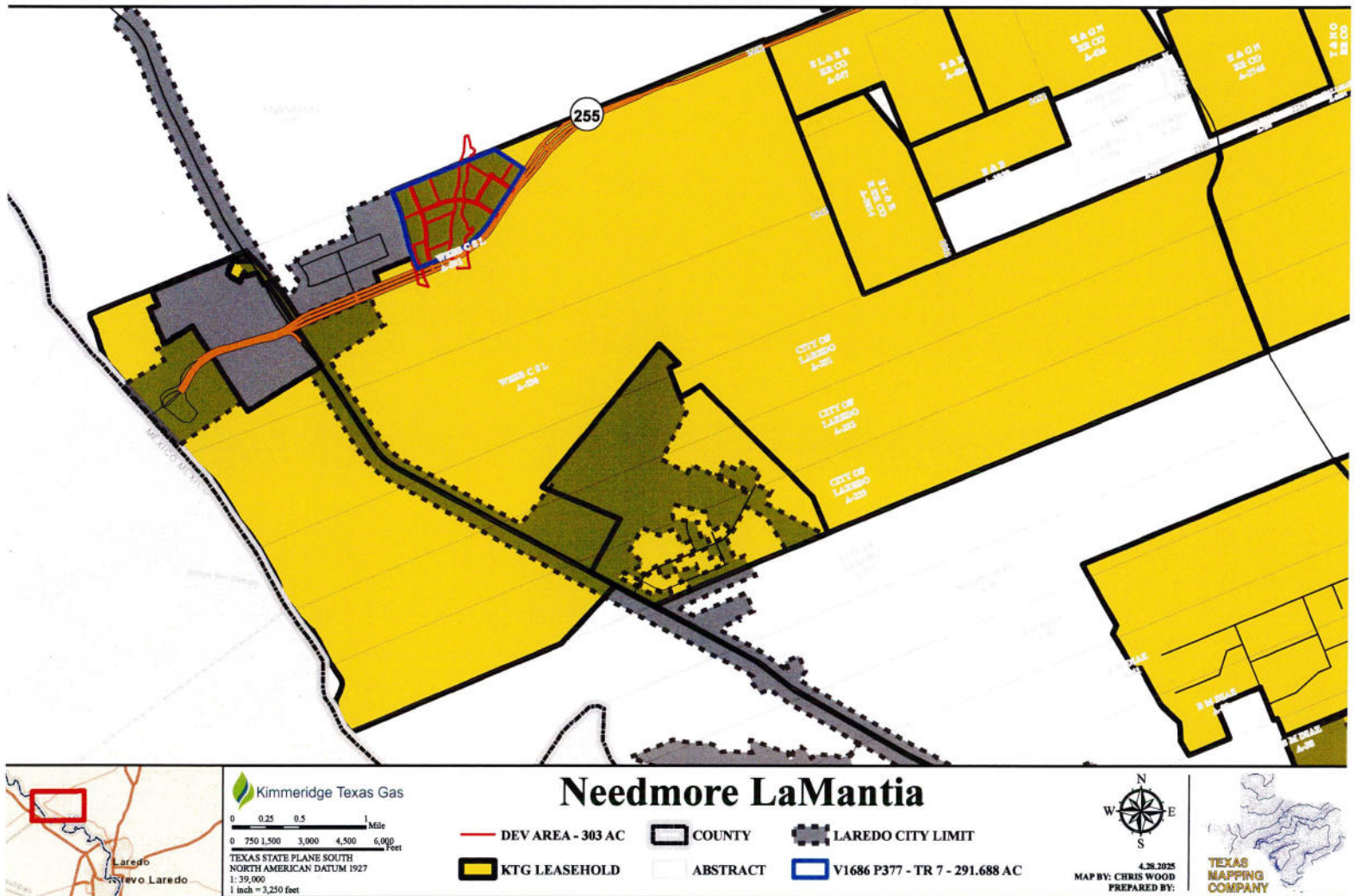
HOWLANDENGINEERING AND SURVEYING CO.
TBPE Firm Registration No. F-4097 TBPLS Firm Registration No. 100644-00- TBPLS Firm Registration No. 10194361
7615 N. Bartlett Avenue Laredo, TX 78041 P 956.7224411
4902 Sinclair Road San Antonio, TX 78222 P 210.648.1800
www.howlandcompany.comThis Plat represents a WELL LOCATION survey prepared from on-
on-the-ground survey, deeds and other available information. It is not
intended to be a boundary survey, but for the sole purpose of filing with the
Texas Railroad Commission for a drilling permit. This plat is for the exclusive
use of KIMMERIDGE TEXAS GAS, LLC.

R.P.L.S. No. 5726 -TEXAS

CURRENT DATE

<i>Path</i>
<i>Information</i>
(PSHL)
$N\ 37^{\circ}59'\ W \sim 188'$
(PPP)(FTP)
$S\ 40^{\circ}17'\ E \sim 19,813$
(LTP)(PBHL)

ATTACHMENT 1 CONTINUED



API No. <u>42-479-45382</u> Drilling Permit # <u>908348</u> SWR Exception <u>(R37)</u>		RAILROAD COMMISSION OF TEXAS OIL & GAS DIVISION APPLICATION FOR PERMIT TO DRILL, RECOMPLETE, OR RE-ENTER <i>This facsimile W-1 was generated electronically from data submitted to the RRC.</i> <i>A certification of the automated data is available in the RRC's Austin office.</i>				FORM W-1 07/2004 Permit Status: Approved	
1. RRC Operator No. <u>100291</u>		2. Operator's Name (as shown on form P-5, Organization Report) KIMMERIDGE TEXAS GAS, LLC		3. Operator Address (include street, city, state, zip): 730 TOWN AND COUNTRY BLVD STE 400 HOUSTON, TX 77024-0000			
4. Lease Name NEEDMORE-SCIBIENSKI D		5. Well No. <u>140H</u>					
GENERAL INFORMATION							
6. Purpose of filing (mark ALL appropriate boxes): <input checked="" type="checkbox"/> New Drill <input type="checkbox"/> Recompletion <input checked="" type="checkbox"/> Reclass <input type="checkbox"/> Field Transfer <input type="checkbox"/> Re-Enter <input checked="" type="checkbox"/> Amended <input type="checkbox"/> Amended as Drilled (BHL) (Also File Form W-1D)							
7. Wellbore Profile (mark ALL appropriate boxes): <input type="checkbox"/> Vertical <input checked="" type="checkbox"/> Horizontal (Also File Form W-1H) <input type="checkbox"/> Directional (Also File Form W-1D) <input type="checkbox"/> Sidetrack							
8. Total Depth 15000		9. Do you have the right to develop the minerals under any right-of-way? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No		10. Is this well subject to Statewide Rule 36 (hydrogen sulfide area)? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No			
SURFACE LOCATION AND ACREAGE INFORMATION							
11. RRC District No. <u>04</u>		12. County WEBB		13. Surface Location <input checked="" type="checkbox"/> Land <input type="checkbox"/> Bay/Estuary <input type="checkbox"/> Inland Waterway <input type="checkbox"/> Offshore			
14. This well is to be located <u>13.9</u> miles in a <u>NW</u> direction from <u>LAREDO</u> which is the nearest town in the county of the well site.							
15. Section 1462		16. Block WEBB CSL		18. Abstract No. A-502		19. Distance to nearest lease line: ft. 13424.91	
20. Number of contiguous acres in lease, pooled unit, or unitized tract:							
21. Lease Perpendiculars: <u>285</u> ft from the <u>NW</u> line and <u>1968</u> ft from the <u>SW</u> line.		22. Survey Perpendiculars: <u>285</u> ft from the <u>NW</u> line and <u>13870</u> ft from the <u>NE</u> line.					
23. Is this a pooled unit? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No		24. Unitization Docket No:		25. Are you applying for Substandard Acreage Field? <input type="checkbox"/> Yes (attach Form W-1A) <input checked="" type="checkbox"/> No			
FIELD INFORMATION List all fields of anticipated completion including Wildcat. List one zone per line.							
26. RRC District No.	27. Field No.	28. Field Name (exactly as shown in RRC records)		29. Well Type	30. Completion Depth	31. Distance to Nearest Well in this Reservoir	
01	39744500	HAWKVILLE (EAGLEFORD SHALE)		Gas Well	14000	1103.00	
BOTTOMHOLE LOCATION INFORMATION is required for DIRECTIONAL, HORIZONTAL, AND AMENDED AS DRILLED PERMIT APPLICATIONS (see W-1H attachment)							
Remarks See W1 Comments attached				Certificate: I certify that information stated in this application is true and complete, to the best of my knowledge.			
				Name of filer <u>Gayle Foord, Regulatory Analyst</u> Date submitted <u>May 30, 2025</u> <u>(713)6006062</u> <u>gfoord@ktqllc.com</u> Phone E-mail Address (OPTIONAL)			
RRC Use Only Data Validation Time Stamp: Jun 6, 2025 7:32 AM ('As Approved' Version)							

Permit Status: **Approved**

*The RRC has not approved this application.
Duplication or distribution of information is
at the user's own risk.*

**RAILROAD COMMISSION OF TEXAS
OIL & GAS DIVISION**

Form W-1H 07/2004
Supplemental Horizontal Well Information

APPLICATION FOR PERMIT TO DRILL, RECOMPLETE, OR RE-ENTER

*This facsimile W-1 was generated electronically from data submitted to the RRC.
A certification of the automated data is available in the RRC's Austin office.*

Permit # 908348

Approved Date: Jun 06, 2025

1. RRC Operator No. 100291	2. Operator's Name (exactly as shown on form P-5, Organization Report) KIMMERIDGE TEXAS GAS, LLC	3. Lease Name NEEDMORE-SCIBIENSKI D	4. Well No. 140H
Lateral Drainhole Location Information			
5. Field as shown on Form W-1 HAWKVILLE (EAGLEFORD SHALE) (Field # 39744500, RRC District 01)			
6. Section 3/86	7. Block	8. Survey CITY OF LAREDO	9. Abstract 232
10. County of BHL WEBB			
11. Terminus Lease Line Perpendiculars 103 ft. from the SE line. and 3777 ft. from the SW line			
12. Terminus Survey Line Perpendiculars 103 ft. from the SE line. and 64078 ft. from the NE line			
13. Penetration Point Lease Line Perpendiculars 106 ft. from the NW line. and 760 ft. from the SW line			

Permit Status:	Approved
<i>The RRC has not approved this application. Duplication or distribution of information is at the user's own risk.</i>	

RAILROAD COMMISSION OF TEXAS OIL & GAS DIVISION

APPLICATION FOR PERMIT TO DRILL, RECOMPLETE, OR RE-ENTER

*This facsimile W-1 was generated electronically from data submitted to the RRC.
A certification of the automated data is available in the RRC's Austin office.*

W-1 Comments

Permit #	908348
Approved Date:	Jun 06, 2025

[May 30, 2025 12:40 PM]: Commission Staff expresses no opinion as to whether a 100% ownership interest in each of the leases alone or in combination with a "production sharing agreement" confers the right to drill across lease/unit lines or whether a pooling agreement is also required. However, until that issue is directly addressed and ruled upon by a Texas court of competent jurisdiction it appears that a 100% interest in each of the leases and a production sharing agreement constitute a sufficient colorable claim to the right to drill a horizontal well as proposed to authorize the removal of the regulatory bar and the issuance of a drilling permit by the Commission, assuming the proposed well is in compliance with all other relevant Commission requirements.

Issuance of the permit is not an endorsement or approval of the applicant's stated method of allocating production proceeds among component leases or units. All production must be reported to the Commission as production from the lease or pooled unit on which the wellhead is located and reported production volume must be determined by actual measurement of hydrocarbon volumes prior to leaving that tract and may not be based on allocation or estimation. Payment of royalties is a contractual matter between the lessor and lessee. Interpreting the leases and determining whether the proposed proceeds allocation comports with the relevant leases is not a matter within Commission jurisdiction but a matter for the parties to the lease and, if necessary, a Texas court of competent jurisdiction.

The foregoing statements are not, and should not be construed as, a final opinion or decision of the Railroad Commission.; [RRC STAFF Jun 3, 2025 12:09 PM]: There have been problems identified with this permit (see problem letter attachment). Notification sent.; [RRC STAFF Jun 3, 2025 12:59 PM]: There have been problems identified with this permit (see problem letter attachment). Notification sent.; [RRC STAFF Jun 5, 2025 3:39 PM]: Filer submitted a lease plat that shows the entirety of both tracts.; [RRC STAFF Jun 5, 2025 3:41 PM]: Problem sent - "Allocation wells need to show the entire unit on a plat. Please submit a single plat that shows the entirety of both tracts or you may submit a plat for each of the tracts."; [RRC STAFF Jun 6, 2025 7:32 AM]: Problems identified with this permit are resolved.; [RRC STAFF Jun 6, 2025 7:32 AM]: Exception Admin Approved. 37(h)(2)(B). Own Offset.

Railroad Commission of Texas

PERMIT TO DRILL, RE-COMPLETE, OR RE-ENTER ON REGULAR OR ADMINISTRATIVE EXCEPTION LOCATION

CONDITIONS AND INSTRUCTIONS

Permit Invalidation. It is the operator's responsibility to make sure that the permitted location complies with Commission density and spacing rules in effect on the spud date. The permit becomes invalid automatically if, because of a field rule change or the drilling of another well, the stated location is not in compliance with Commission field rules on the spud date. If this occurs, application for an exception to Statewide Rules 37 and 38 must be made and a special permit granted prior to spudding. Failure to do so may result in an allowable not being assigned and/or enforcement procedures being initiated.

Notice Requirements. Per H.B 630, signed May 8, 2007, the operator is required to provide notice to the surface owner no later than the 15th business day after the Commission issues a permit to drill. Please refer to subchapter Q Sec. 91.751-91.755 of the Texas Natural Resources Code for applicability.

Permit expiration. This permit expires two (2) years from the date of issuance shown on the original permit. The permit period will not be extended.

Drilling Permit Number. The drilling permit number shown on the permit MUST be given as a reference with any notification to the district (see below), correspondence, or application concerning this permit.

Rule 37 Exception Permits. This Statewide Rule 37 exception permit is granted under either provision Rule 37 (h)(2)(A) or 37(h)(2)(B). Be advised that a permit granted under Rule 37(h)(2)(A), notice of application, is subject to the General Rules of Practice and Procedures and if a protest is received under Section 1.3, "Filing of Documents," and/or Section 1.4, "Computation of Time," the permit may be deemed invalid.

Before Drilling

Fresh Water Sand Protection. The operator must set and cement sufficient surface casing to protect all usable-quality water, as defined by the Railroad Commission of Texas (RRC) Groundwater Advisory Unit (GWAU). Before drilling a well, the operator must obtain a letter from the Railroad Commission of Texas stating the depth to which water needs protection. Write: Railroad Commission of Texas, Groundwater Advisory Unit (GWAU), P.O. Box 12967, Austin, TX 78711-3087. File a copy of the letter with the appropriate district office.

Accessing the Well Site. If an OPERATOR, well equipment TRANSPORTER or WELL service provider must access the well site from a roadway on the state highway system (Interstate, U.S. Highway, State Highway, Farm-to-Market Road, Ranch-to-Market Road, etc.), an access permit is required from TxDOT. Permit applications are submitted to the respective TxDOT Area Office serving the county where the well is located.

Water Transport to Well Site. If an operator intends to transport water to the well site through a temporary pipeline laid above ground on the state's right-of-way, an additional TxDOT permit is required. Permit applications are submitted to the respective TxDOT Area Office serving the county where the well is located.

*NOTIFICATION

The operator is **REQUIRED** to notify the district office when setting surface casing, intermediate casing, and production casing, or when plugging a dry hole. The district office **MUST** also be notified if the operator intends to re-enter a plugged well or re-complete a well into a different regulatory field. Time requirements are given below. The drilling permit number **MUST** be given with such notifications.

During Drilling

Permit at Drilling Site : A copy of the Form **W-1** Drilling Permit Application, the location plat, a copy of Statewide Rule 13 alternate surface casing setting depth approval from the district office, if applicable, and this drilling permit must be kept at the permitted well site throughout drilling operations.

***Notification of Setting Casing :** The operator **MUST** call in notification to the appropriate district office (phone number shown the on permit) a minimum of eight (8) hours prior to the setting of surface casing, intermediate casing, AND production casing. The individual giving notification **MUST** be able to advise the district office of the drilling permit number.

***Notification of Re-completion/Re-entry :** The operator **MUST** call in notification to the appropriate district office (phone number shown on permit) a minimum of eight (8) hours prior to the initiation of drilling or re-completion operations. The individual giving notification **MUST** be able to advise the district office of the drilling permit number.

Completion and Plugging Reports

Hydraulic Fracture Stimulation using Diesel Fuel: Most operators in Texas do not use diesel fuel in hydraulic fracturing fluids. Section 322 of the Energy Policy Act of 2005 amended the Underground Injection Control (UIC) portion of the federal Safe Drinking Water Act (42 USC 300h(d)) to define "underground Injection" to *EXCLUDE* "...the underground injection of fluids or propping agents (*other than diesel fuels*) pursuant to hydraulic fracturing operations related to oil, gas, or geothermal production activities." (italic and underlining added.) Therefore, hydraulic fracturing may be subject to regulation under the federal UIC regulations if diesel fuel is injected or used as a propping agent. EPA defined "diesel fuel" using the following five (5) Chemical Abstract Service numbers: 68334-30-5 Primary Name: Fuels, diesel; 68476-34-6 Primary Name: Fuels, diesel, No. 2; 68476-30-2 Primary Name: Fuel oil No. 2; 68476-31-3 Primary Name: Fuel oil, No. 4; and 8008-20-6 Primary Name: Kerosene. As a result, an injection well permit would be required before performing hydraulic fracture stimulation using diesel fuel as defined by EPA on any well in Texas. Hydraulic fracture stimulation using diesel fuel as defined by EPA on a well in Texas without an injection well permit could result in enforcement action.

Producing Well : Statewide Rule 16 states that the operator of a well shall file with the Commission the appropriate completion report within thirty (30) days after completion of the well or within ninety (90) days after the date on which the drilling operation is completed, whichever is earlier. Completion of the well in a field authorized by this permit voids the permit for all other fields included in the permit unless the operator indicates on the initial completion report that the well is to be a dual or multiple completion and promptly submits an application for multiple completion. All zones are required to be completed before the expiration date on the existing permit. Statewide Rule 40(d) requires that upon successful completion of a well in the same reservoir as any other well previously assigned the same acreage, proration plats and P-15s (if required) must be submitted with no double assignment of acreage.

Dry or Noncommercial Hole : Statewide Rule 14(b)(2) prohibits suspension of operations on each dry or non-commercial well without plugging unless the hole is cased and the casing is cemented in compliance with Commission rules. If properly cased, Statewide Rule 14(b)(2) requires that plugging operations must begin within a period of one (1) year after drilling or operations have ceased. Plugging operations must proceed with due diligence until completed. An extension to the one-year plugging requirement may be granted under the provisions stated in Statewide Rule 14(b)(2).

Intention to Plug : The operator must file a Form W-3A (Notice of Intention to Plug and Abandon) with the district office at least five (5) days prior to beginning plugging operations. If, however, a drilling rig is already at work on location and ready to begin plugging operations, the district director or the director's delegate may waive this requirement upon request, and verbally approve the proposed plugging procedures.

***Notification of Plugging a Dry Hole :** The operator **MUST** call in notification to the appropriate district office (phone number shown on permit) a minimum of four (4) hours prior to beginning plugging operations. The individual giving the notification **MUST** be able to advise the district office of the drilling permit number and all water protection depths for that location as stated in the Texas Commission on Environmental Quality letter.

DIRECT INQUIRIES TO: DRILLING PERMIT SECTION, OIL AND GAS DIVISION

PHONE
(512)463-6751

MAIL:
PO Box 12967
Austin, Texas, 78711-2967

Exhibit 3**RAILROAD COMMISSION OF TEXAS
OIL & GAS DIVISION**

PERMIT TO DRILL, DEEPEN, PLUG BACK, OR RE-ENTER ON A REGULAR OR ADMINISTRATIVE EXCEPTION LOCATION

PERMIT NUMBER 908348	DATE PERMIT ISSUED OR AMENDED 06/06/2025	DISTRICT 04
API NUMBER 42-479-45382	FORM W-1 RECEIVED 05/30/2025	COUNTY WEBB
TYPE OF OPERATION New Drill	WELLBORE PROFILE(S) Horizontal	ACRES 13424.91
OPERATOR KIMMERIDGE TEXAS GAS, LLC 730 TOWN AND COUNTRY BLVD STE 400 HOUSTON, TX 77024-0000		NOTICE This permit and any allowable assigned may be revoked if payment for fee(s) submitted to the Commission is not honored. District Office Telephone No: (210) 227-1313
LEASE NAME NEEDMORE-SCIBIENSKI D		WELL NUMBER 140H
LOCATION 18.9 miles NW direction from LAREDO		TOTAL DEPTH 15000
Section, Block and/or SECTION 1462 BLOCK ABSTRACT 502 SURVEY WEBB CSL		
DISTANCE TO SURVEY LINES 285.0 ft NW 13870.0 ft NE		DISTANCE TO NEAREST LEASE LINE null
DISTANCE TO LEASE LINES 285.0 ft NW 1968.0 ft SW		DISTANCE TO NEAREST WELL ON LEASE See FIELD(s) Below

FIELD(s) and LIMITATIONS:

* SEE FIELD DISTRICT FOR REPORTING PURPOSES *

** THIS PERMIT IS GRANTED PURSUANT TO STATEWIDE RULE 37(h)(2)(B) **

FIELD NAME LEASE NAME	ACRES NEAREST LEASE	DEPTH	WELL# NEAREST WELL	DIST
** HAWKVILLE (EAGLEFORD SHALE) NEEDMORE-SCIBIENSKI D WELLBORE PROFILE(s) FOR FIELD: Horizontal	13424.91	14000	140H 1103.0	01

Terminus Point: TH1 Section: 3/86 Block: Abstract: 232 Survey: CITY OF LAREDO BH County: WEBB

Lease Lines: 103.0 ft SE 3777.0 ft SW

Survey Lines: 103.0 ft SE 64078.0 ft NE

Penetration Lines: 106.0 ft NW 760.0 ft SW

This is a hydrogen sulfide field. This well shall be drilled in accordance with SWR 36.

Permitted for gas only.

' ** ' PRECEDING FIELD NAME INDICATES RULE (R37)

THE FOLLOWING RESTRICTIONS APPLY TO ALL FIELDS

This well shall be completed and produced in compliance with applicable special field or statewide spacing and density rules. If this well is to be used for brine mining, underground storage of liquid hydrocarbons in salt formations, or underground storage of gas in salt formations, a permit for that specific purpose must be obtained from Environmental Services prior to construction, including drilling, of the well in accordance with Statewide Rules 81, 95, and 97.

This well must comply to the new SWR 3.13 requirements concerning the isolation of any potential flow zones and zones with corrosive formation fluids. See approved permit for those formations that have been identified for the county in which you are drilling the well in.


Railroad Commission of Texas
Oil and Gas Division
SWR #13 Formation Data
WEBB (479) COUNTY

Formation	Remarks	Geological Order	Effective Date
CATAHOULA-FRIO	injection/disposal	1	01/01/2014
JACKSON	injection/disposal	2	01/01/2014
YEGUA	injection/disposal	3	01/01/2014
COOK MOUNTAIN		4	01/01/2014
QUEEN CITY	injection/disposal; possible lost circulation	5	01/01/2014
WILCOX	injection/disposal	6	01/01/2014
ESCONDITO	injection/disposal; H2S	7	01/01/2014
OLMOS	injection/disposal	8	01/01/2014
EAGLE FORD SHALE		9	01/01/2014
EDWARDS LIMESTONE	H2S	10	01/01/2014
SLIGO	H2S	11	01/01/2014

The above list may not be all inclusive, and may also include formations that do not intersect all wellbores. The listing order of the Formation information reflects the general stratigraphic order and relative geologic age. This is a dynamic list subject to updates and revisions. It is the operator's responsibility to make sure that at the time of spudding the well the most current list is being referenced. Refer to the RRC website at the following address for the most recent information. <http://www.rrc.texas.gov/oil-gas/compliance-enforcement/rule-13-geologic-formation-info>

← → O % oeaaa.faa.gov/oeaaa/oe3a/main/#/noticePrescreen

☰ The Railroad Comm... DocVue -Home S Wellview Inspenty Portal | Lo... PG Degrees Minutes Se... ProCount Q TXDOT RULIS KTG GIS

 **Obstruction Evaluation/Airport Airspace Analysis (OE/AAA)**

Pre-Screening Tool


< Use this tool to pre-screen your structure to determine if your proposed construction or alteration project requires notice to


Q Home
m Reports
Q Search
↓ Download
👤 Pre-Screening Tool
Ⓡ Tools
Q FAQ & Resources

☐ Show Obstacles


Structure Type

☐ On Airport ☐ This structure is a frequency emitter

Latitude	Longitude	Datum	Height	Site Elevation	
✓ 27.725872	-99.709997	NAD83	▼ 180	562	

 Find Coordinates by Address

Based on the information you provided, you are not required to file notice with the FAA.





CERTIFICATE OF LIABILITY INSURANCE

10/1/2025

DATE (MM/DD/YYYY)

10/1/2024

THIS CERTIFICATE IS ISSUED AS A MATTER OF INFORMATION ONLY AND CONFERS NO RIGHTS UPON THE CERTIFICATE HOLDER. THIS CERTIFICATE DOES NOT AFFIRMATIVELY OR NEGATIVELY AMEND, EXTEND OR ALTER THE COVERAGE AFFORDED BY THE POLICIES BELOW. THIS CERTIFICATE OF INSURANCE DOES NOT CONSTITUTE A CONTRACT BETWEEN THE ISSUING INSURER(S), AUTHORIZED REPRESENTATIVE OR PRODUCER, AND THE CERTIFICATE HOLDER.

IMPORTANT: If the certificate holder is an ADDITIONAL INSURED, the policy(ies) must have ADDITIONAL INSURED provisions or be endorsed. If SUBROGATION IS WAIVED, subject to the terms and conditions of the policy, certain policies may require an endorsement. A statement on this certificate does not confer rights to the certificate holder in lieu of such endorsement(s).

producer LOCKTON COMPANIES, LLC 3657 BRIARPARK DRIVE, SUITE 700 HOUSTON TX 77042 866-260-3538	CONTACT NAME: PHONE (A/C, No, Ext): FAX (A/C, No): E-MAIL ADDRESS: <table style="width: 100%;"> <tr> <th style="text-align: center;">INSURER(S) AFFORDING COVERAGE</th> <th style="text-align: center;">NAIC#</th> </tr> <tr> <td>insurer a: Underwriters at Lloyds of London</td> <td>10736</td> </tr> <tr> <td>insurer b: National Liability & Fire Insurance Co</td> <td>20052</td> </tr> <tr> <td>insurer c: Lloyd's Synd 1183 (Talbot Undwr Ltd)</td> <td></td> </tr> <tr> <td>insurer d: QBE UK Limited</td> <td></td> </tr> <tr> <td>INSURER E:</td> <td></td> </tr> <tr> <td>INSURER F:</td> <td></td> </tr> </table>	INSURER(S) AFFORDING COVERAGE	NAIC#	insurer a: Underwriters at Lloyds of London	10736	insurer b: National Liability & Fire Insurance Co	20052	insurer c: Lloyd's Synd 1183 (Talbot Undwr Ltd)		insurer d: QBE UK Limited		INSURER E:		INSURER F:	
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insurer c: Lloyd's Synd 1183 (Talbot Undwr Ltd)															
insurer d: QBE UK Limited															
INSURER E:															
INSURER F:															

COVERAGES **CERTIFICATE NUMBER:** 21025680 **REVISION NUMBER:** XXXXXXXX

THIS IS TO CERTIFY THAT THE POLICIES OF INSURANCE LISTED BELOW HAVE BEEN ISSUED TO THE INSURED NAMED ABOVE FOR THE POLICY PERIOD INDICATED. NOTWITHSTANDING ANY REQUIREMENT, TERM OR CONDITION OF ANY CONTRACT OR OTHER DOCUMENT WITH RESPECT TO WHICH THIS CERTIFICATE MAY BE ISSUED OR MAY PERTAIN, THE INSURANCE AFFORDED BY THE POLICIES DESCRIBED HEREIN IS SUBJECT TO ALL THE TERMS, EXCLUSIONS AND CONDITIONS OF SUCH POLICIES. LIMITS SHOWN MAY HAVE BEEN REDUCED BY PAID CLAIMS.

INSR LTR	TYPE OF INSURANCE	ADDL INSD	SUBR WVD	POLICY NUMBER	POLICY EFF (MM/DD/YYYY)	POLICY EXP (MM/DD/YYYY)	LIMITS
A	<input checked="" type="checkbox"/> COMMERCIAL GENERAL LIABILITY <input type="checkbox"/> CLAIMS-MADE <input checked="" type="checkbox"/> OCCUR GEN'L AGGREGATE LIMIT APPLIES PER: <input checked="" type="checkbox"/> POLICY <input type="checkbox"/> PROJECT <input type="checkbox"/> LOC OTHER:	Y	Y	USGL1513377	10/1/2024	10/1/2025	EACH OCCURRENCE \$ 1,000,000 DAMAGE TO RENTED PREMISES (Ea occurrence) \$ 505000 MED EXP (Any one person) \$ 5,000 PERSONAL & ADV INJURY \$ 1,000,000 GENERAL AGGREGATE \$ 2,000,000 PRODUCTS - COMP/OP AGG \$ 2,000,000 \$
B	AUTOMOBILE LIABILITY <input type="checkbox"/> ANY AUTO <input type="checkbox"/> OWNED AUTOS ONLY <input type="checkbox"/> HIRED AUTOS ONLY <input checked="" type="checkbox"/> SCHEDULED AUTOS NON-OWNED AUTOS ONLY	N	N	73APB009705	10/1/2024	10/1/2025	COMBINED SINGLE LIMIT (Ea accident) * 1,000,000 BODILY INJURY (Per person) \$ XXXXXXXX BODILY INJURY (Per accident) * XXXXXXXX PROPERTY DAMAGE (Per accident) \$ XXXXXXXX \$ XXXXXXXX
A C D	<input checked="" type="checkbox"/> UMBRELLA LIAB <input checked="" type="checkbox"/> OCCUR <input checked="" type="checkbox"/> EXCESS LIAB <input type="checkbox"/> CLAIMS-MADE <input type="checkbox"/> DED <input type="checkbox"/> RETENTION \$	Y	Y	USUMB1513378 CRG355513A24 F24XS2H16423	10/1/2024 10/1/2024 10/1/2024	10/1/2025 10/1/2025 10/1/2025	EACH OCCURRENCE \$ 25,000,000 AGGREGATE \$ 25,000,000 \$ XXXXXXXX
	WORKERS COMPENSATION AND EMPLOYERS' LIABILITY ANY PROPRIETOR/PARTNER/EXECUTIVE OFFICER/MEMBER EXCLUDED? (Mandatory in NH) If yes, describe under DESCRIPTION OF OPERATIONS below	Y;N	N/A	NOT APPLICABLE			PER STATUTE <input type="checkbox"/> OTH-ER <input type="checkbox"/> E.L. EACH ACCIDENT \$ XXXXXXXX E.L. DISEASE - EA EMPLOYEE \$ XXXXXXXX E.L. DISEASE - POLICY LIMIT \$ XXXXXXXX
A A A	Operators Extra Expense Pollution XS Pollution	Y	Y	GSRWEL1705038 PEN4690524AA PEN4690624AA	10/1/2024 10/1/2024 10/1/2024	10/1/2025 10/1/2025 10/1/2025	See Attached \$1M Occur., \$2M Agg. \$4M Occur., \$4M Agg.

DESCRIPTION OF OPERATIONS / LOCATIONS / VEHICLES (ACORD 101, Additional Remarks Schedule, may be attached if more space is required)

CERTIFICATE HOLDER

CANCELLATION See Attachment

21025680
For Information Purposes Only

SHOULD ANY OF THE ABOVE DESCRIBED POLICIES BE CANCELLED BEFORE THE EXPIRATION DATE THEREOF, NOTICE WILL BE DELIVERED IN ACCORDANCE WITH THE POLICY PROVISIONS.

AUTHORIZED

REPRESENTATIVE

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Permit Bond

KNOW ALL MEN BY THESE PRESENTS, that we, Kimmeridge Texas Gas, LLC, as PRINCIPAL, and U.S. Specialty Insurance Company as SURETY (authorized to do business in the State of Texas) are held and firmly bound unto THE CITY OF LAREDO, TEXAS, as OBLIGEE, in the penal sum of One Hundred Thousand Dollars (\$100,000.00), for the payment of which sum well and truly to be made, we bind ourselves, our heirs, executors, administrators, and successors, jointly and severally, firmly by these presents.

WHEREAS, the Surety represents it is duly authorized by the proper authorities to transact the business of indemnity and suretyship in the state where it executed this Bond, and represents it is qualified to be surety and guarantor on bonds and undertakings, which certificate has not been revoked; and

WHEREAS, the Surety represents it has duly executed a Power of Attorney, appointing the hereinafter named representative as its duly authorized deputy, as the true and lawful Attorney-in-Fact of such Surety, as evidenced by the Power of Attorney attached hereto.

THE CONDITION OF THIS OBLIGATION IS SUCH that the Principal will make payment and reimburse said Obligor for any expenditures made by the Obligor as a result of damages sustained to streets, curbs, gutters, water lines, fire hydrants, and other public property, occasioned in any manner by the principal, his agents, employees, servants, and contractors, under the jurisdiction of the Obligor by virtue of the operation of any equipment by the said Principal, for which a permit is issued to operate.

NOW THEREFORE, if the principal shall well and truly perform and fulfill all the undertakings, covenants, terms, conditions, and agreements of said permit as granted by the Obligor, then this obligation to be void; otherwise to remain in full force and virtue.

PROVIDED, HOWEVER, that the Surety herein shall have the right to withdraw as Surety from this Bond and may do so by giving the Principal and the Obligor (30) thirty days written notice to that effect, and at the end of said (30) day notice, the liability of the Surety except as to liabilities or indebtedness already incurred or accrued, shall cease, and this Bond shall thereupon terminate and no longer be in force or effect. Notwithstanding the foregoing, this Bond may be replaced by another bond executed by a surety duly authorized by the proper authorities to transact the business of indemnity and suretyship (as stated above) and such replacement bond shall assume any and all liabilities under this Bond whether past, present and/or future and this Bond shall thereupon immediately terminate and no longer be in force or effect for any liability whatsoever. Lastly, Surety's liability under this Bond shall also terminate upon a written release granted by Obligor.

IT IS FURTHER PROVIDED that regardless of the length of time this bond remains in effect and/or number of claims by the Obligee, the aggregate liability of the Surety hereon shall in no event exceed the Penal Sum of this Bond. Upon payment of any amount by the Surety to the Obligee, the Surety's liability hereunder shall be reduced by the amount of such payment. Surety's liability shall terminate in its entirety upon payment or payments equaling the Penal Sum and this Bond shall at such time no longer be in force or effect.

IN WITNESS WHEREOF, the above-bounded parties have executed this instrument this 22nd day of July, 2025, the name of each being hereto affixed and duly signed by its undersigned representative, pursuant to authority of its governing body.

Kimmeridge Texas Gas, LLC

By:  _____

Matthew Pierce - Authorized Signatory
Name/Title

U.S. Specialty Insurance Company

By:  _____

Meredith K. Anderson, Attorney-in-Fact
Name/Title

GROUNDWATER PROTECTION DETERMINATION

Form GW-2



Groundwater Advisory Unit

Date Issued: 06 June 2025**GAU Number:** 396551

Attention: KIMMERIDGE TEXAS GAS, LLC
 730 TOWN AND COUNTRY
 HOUSTON, TX 77024

Operator No.: 100291

API Number: 47945382
County: WEBB
Lease Name: NEEDMORE-SCIBIENSKI D
Lease Number:
Well Number: 140H
Total Vertical: 15000
Latitude: 27.725583
Longitude: -99.709672
Datum: NAD27

Purpose: New Production Well**Location:** Survey-WEBB CSL; Abstract-502; Section-1462

To protect usable-quality groundwater at this location, the Groundwater Advisory Unit of the Railroad Commission of Texas recommends:

The base of usable-quality water that must be protected is estimated to occur at a depth of 1900 feet below the land surface. Moreover, the interval from the land surface to a depth of 100 feet and the fresh water contained in the Carrizo from a depth of 1200 feet to 1600 feet must be isolated from water in overlying and underlying beds.

This recommendation is applicable to all wells within a radius of 1500 feet of this location.

Note: Unless stated otherwise, this recommendation is intended to apply to all wells drilled within 200 feet of the subject well. Unless stated otherwise, this recommendation is for normal drilling, production, and plugging operations only.

This determination is based on information provided when the application was submitted on 06/06/2025. If the location information has changed, you must contact the Groundwater Advisory Unit, and submit a new application if necessary. If you have questions, please contact us at 512-463-2741 or gau@rrc.texas.gov.

Groundwater Advisory Unit, Oil and Gas Division

Form GW-2 P.O. Box 12967 Austin, Texas 78771-2967 512-463-2741 Internet address: www.rrc.texas.
 Rev. 02/2014

EXHIBIT "A"**KIMMERIDGE TEXAS GAS, LLC****PROPOSED SURFACE USE PLAT**

NEEDMORE 140H & 340H

SITUATED IN

SURVEY 1462, WEBB COUNTY SCHOOL LAND, ABSTRACT 502

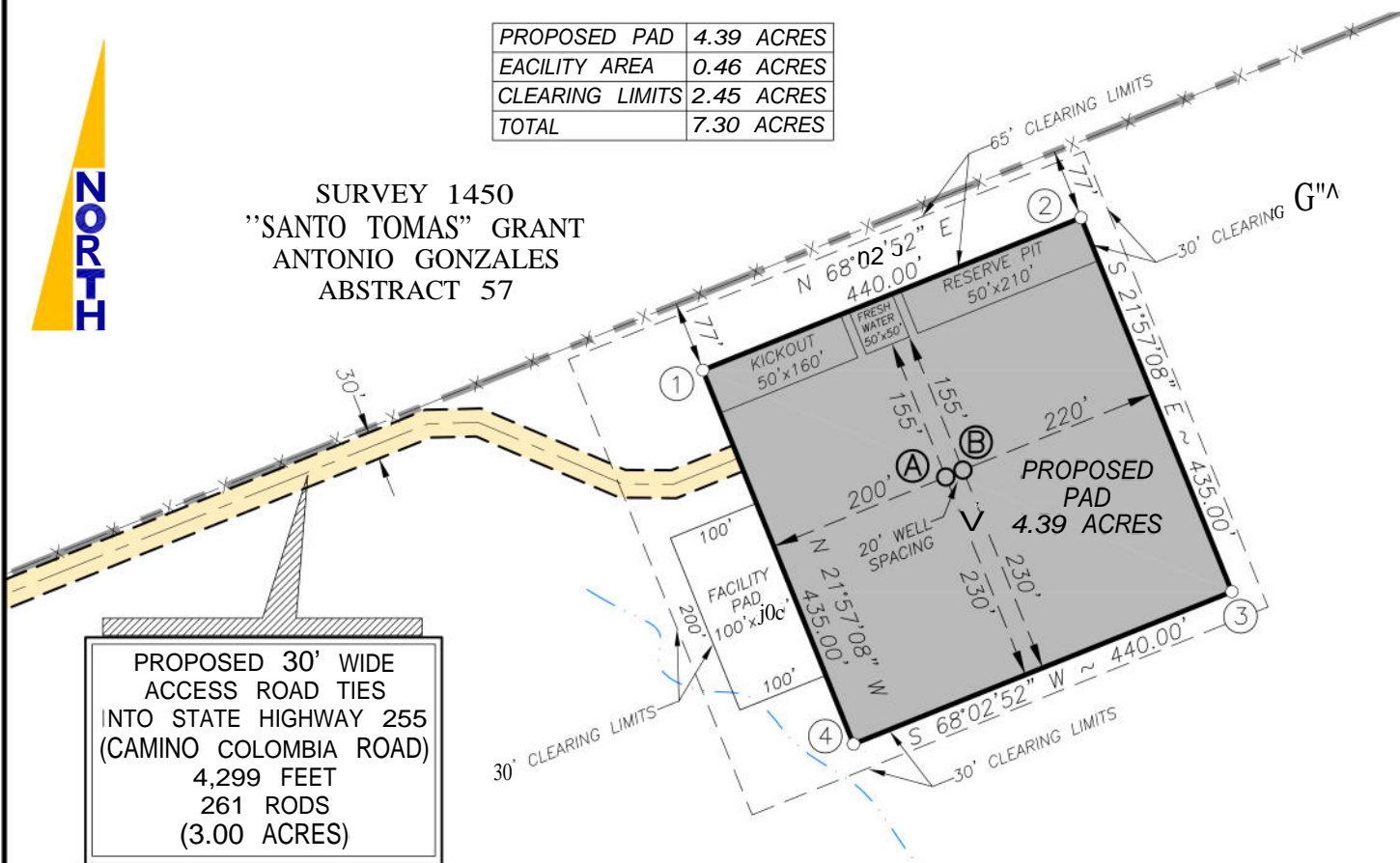
WEBB COUNTY, TEXAS

PAD CORNER INFORMATION			
CORNER No.	STATE PLANE TX-S NAD27	GEOGRAPHIC NAD83	ELEV.
○	X = 1608390.30 Y = 750373.87	LAT: 27°43'34.26" LONG: 99°42'38.92"	569.4'
②	X = 1608798.40 Y = 750538.35	LAT: 27°43'35.93" LONG: 99°42'34.39"	562.5'
③	X = 1608961.01 Y = 750134.89	LAT: 27°43'31.95" LONG: 99°42'32.54"	556.9'
④	X = 1608552.92 Y = 749970.40	LAT: 27°43'30.28" LONG: 99°42'37.06"	559.3'

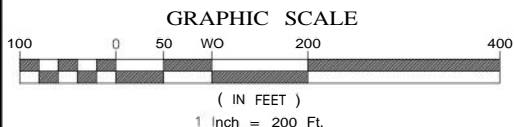
WELL INFORMATION			
	WELL NAME	STATE PLANE TX-S NAD27	GEOGRAPHIC NAD83 ELEV.
Ⓐ	NEEDMORE 140H	X = 1608652.42 Y = 750258.50	LAT: 27°43'33.14" LONG: 99°42'35.99" 561.8'
Ⓑ	NEEDMORE 340H	X = 1608670.90 Y = 750266.01	LAT: 27°43'33.22" LONG: 99°42'35.78" 560.0'

PROPOSED PAD	4.39 ACRES
FACILITY AREA	0.46 ACRES
CLEARING LIMITS	2.45 ACRES
TOTAL	7.30 ACRES

SURVEY 1450
"SANTO TOMAS" GRANT
ANTONIO GONZALES
ABSTRACT 57



SURVEY 1462
WEBB COUNTY SCHOOL LAND
ABSTRACT 502
WEBB COUNTY, TEXAS



HOWLAND
ENGINEERING AND SURVEYING CO.

TBPE Firm Registration No. F-4097 TBPLS Firm Registration No. 100464-00 TBPLS Firm Registration No. 10194361
7615 N. Bartlett Avenue, 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
www.howlandcompanies.com

WARNING: BASIS OF BEARING: G.P.S. Tx. South Zone, N.A.D.-27.

THIS PLAT MAY NOT SHOW ALL CROSSINGS OF PIPELINES OR CABLES. HOWLAND ENGINEERING AND SURVEYING CO., INC. ASSUMES NO RESPONSIBILITY TO LOCATE PIPELINE OR CABLE CROSSINGS. NO CLAIM IS HEREBY MADE REGARDING CURRENT OR ACTUAL SURFACE/MINERAL FEE OWNERSHIP OR LESSOR. THIS DRAWING IS MADE EXCLUSIVELY FOR KIMMERIDGE TEXAS GAS, LLC.

LEGEND

— PAD LINE
— PENCE LINE
— SURVEY LINE
— CREEK

Revision	Date
1	04-25-25
2	05-07-25
3	
4	
5	

FIELD DATE	BOOK	PAGE(s)
04-15-25	1182	12-13
04-17-25	1182	15
04-21-25	1182	18
04-29-25	1182	26-27
05-01-25	1182	29

DRAWN BY: L.TREVINO
CHECKED BY: J.SEGOVIA
JOB No. 26936-25
SHEET: 1 OF 1

Attachment 4:

Drill and complete two (2) horizontally drilled oil and gas wells.

Drilling description:

Needmore-Scibienski D 140H / E 340H Pod

The two wells pad with a surface location north of SH 255 in Survey 1462 Webb County School Land Abstract 502 in Webb County, Texas, will be drilled in the 3rd quarter of 2025 using a rig contracted to Kimmeridge Texas Gas, LLC. The pod will be new construction with new facilities and pipeline infrastructure built as required. The target formation for the 140H well is the Eagle Ford Shale and the 340H is the Austin Chalk. The wells will be batch drilled with the surface section of both wells drilled prior to the intermediate of the 340H and last the production sections of both wells. The wells are estimated to require 22 days to drill to total depth of approximately 30,000' measured depth.

Completion description:

"The completion is designed as a slickwater stimulation with 118 stages per well. The duration of the completion phase will be approximately 47 days."

Needmore 12" Pipeline

The pipeline will connect the Needmore-Scibienski D 140H / E 340H wells and other future wells to an existing 10" KTG gathering system located 2.5 miles Southeast of the well pad. The pipeline starting point is at the well pad which has a surface location north of SH 255 in Survey 1462 Webb County School Land Abstract 502 in Webb County, Texas. The pipeline terminates at an existing 10" gathering pipeline above ground riser at 27°42'36.45"N , 99°41'2.40"W coordinates. The pipeline construction will be performed by a contractor under the supervision of Kimmeridge Texas Gas, LLC. The pipeline will be designed to a maximum operating pressure of 1440psig and buried such that the top of pipe will be 6' below grade on the portion within the Laredo city limits. The pipeline has a 12.75 outside diameter, a .375" wall thickness, and has a fusion

bonded epoxy coating on the pipe exterior for corrosion protection. In addition to the coating, we will install cathodic protection on the pipeline for corrosion prevention. The pipeline will have additional above ground appurtenances for future production facility connections and to facilitate pipeline pigging operations.

See attached Plats and Field Notes labeled Exhibit "A" and "B".



Kimmeridge Texas Gas

730 Town & Country Blvd
Suite 400
Houston, Texas 77024
713.600.6000
www.ktgllc.com

The undersigned, on behalf of Kimmeridge Texas Gas, LLC ("KTG"), hereby states as follows:

Pursuant to Section 24.73-4, the following is an inventory of drilling equipment to be utilized for the drilling of the Needmore-Scibienski D 140H and Needmore-Scibienski E 340H wells:

- Rig Type: Tier-1 1500 HP Super-Spec Walking Rig
- Derrick & Hoisting System: Capable of 750,000 lb hookload rating
- Mud System: 7,500 psi fluid system powered by three (3) x 1,600 HP mud pumps
- Top Drive: High-Torque Top Drive
- Engines/Power: Four (4) x Caterpillar 3512 generators
- Blowout Prevention Equipment (BOP Stack):
 - o Two (2) x 13-5/8" 10M pipe rams
 - o One (1) x 13-5/8" 10M blind ram
 - o One (1) x 13-5/8" 5M annular
- Other Necessary Appurtenant Equipment: All ancillary controls, monitoring systems, and equipment necessary for safe and compliant drilling operations.

Signed on this the 22nd day of July, 2025.

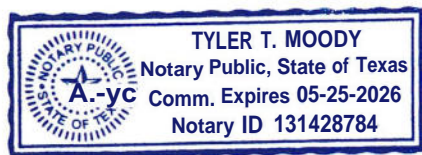
KIMMERIDGE TEXAS GAS, LLC

By:

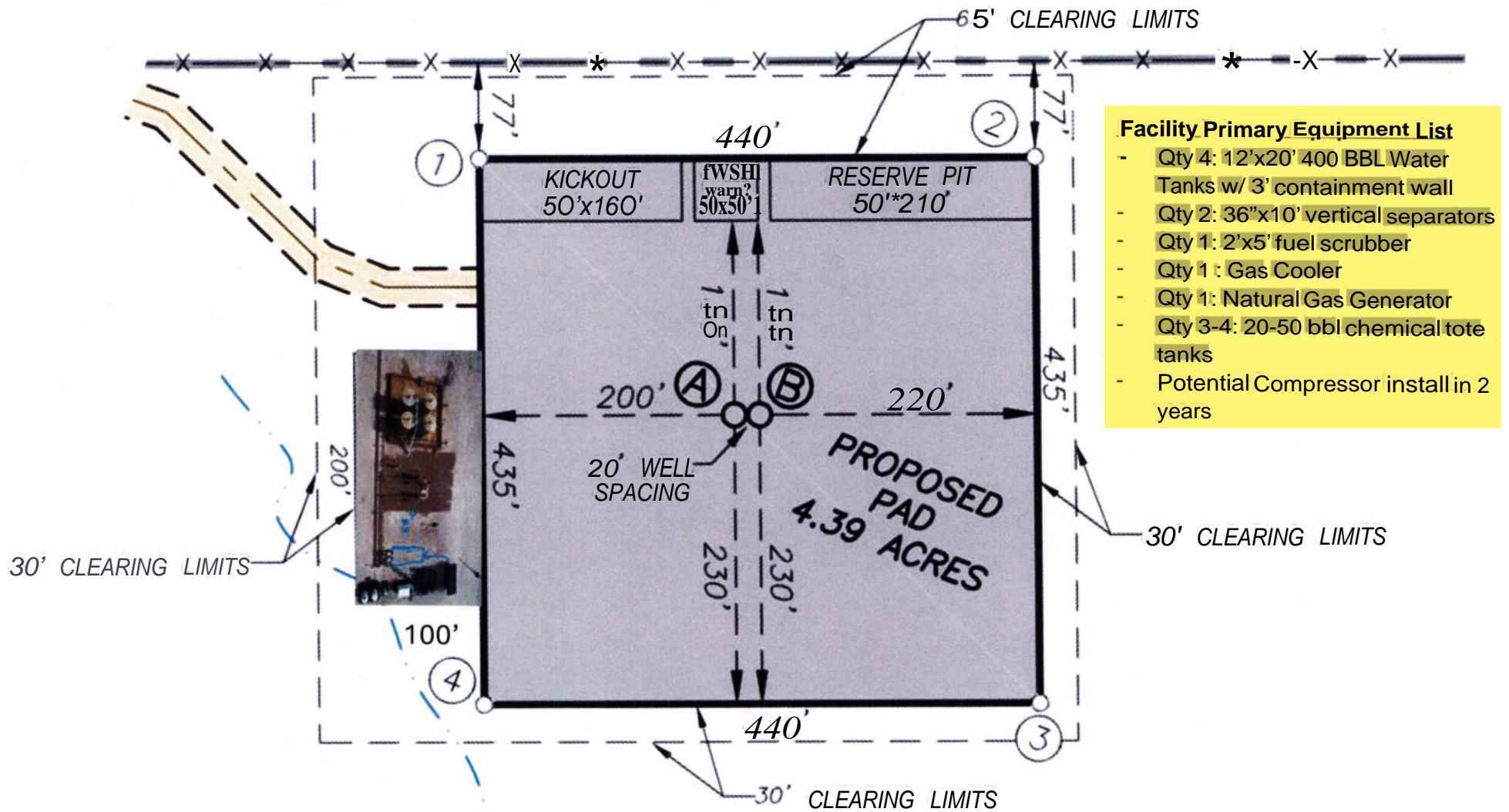
Jacob Folz, Drilling Manager

THE STATE OF TEXAS §
COUNTY OF HARRIS §

Subscribed and sworn to before me, by Jacob Folz, Drilling Manager, Kimmeridge Texas Gas, LLC, this 22nd day of July, 2025, in the capacity stated.



Notary Public in and for the State of TEXAS





730 Town & Country Blvd
Suite 400
Houston, Texas 77024
713.600.6000
www.ktgllc.com

June 24, 2025

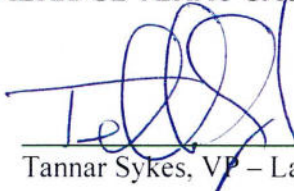
The undersigned, on behalf of Kimmeridge Texas Gas, LLC ("KTG"), hereby states as follows:

1. KTG agrees to present any evidence to the Laredo City Council, in addition to that which is required under Section 24-73 of the Land Development Code, as may be requested by the City Council.
2. To the best of KTG's belief, the proposed drilling, completion, and production operations can be conducted safely.
3. KTG hereby authorizes the City of Laredo to expend such funds as may be necessary under the direction and advice of the Texas Railroad Commission, under the circumstances, to regain well control.
4. KTG hereby agrees to file with the Office of the Superintendent and/or Planning and Zoning Department the reports required under Section 24-73 of the Land Development Code.

Signed on this the 24 day of June, 2025.

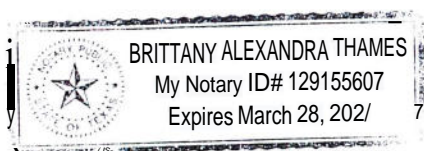
KIMMERIDGE TEXAS GAS, LLC

By:


Tanner Sykes, VP – Land & Legal

THE STATE OF TEXAS §
COUNTY OF HARRIS §

Subscribed and sworn to before me, by Tanner Sykes, Vice President – Land & Legal.
Kimmeridge Texas Gas, LLC, this 24th day of June, 2025, in the capacity
stated.




Notary Public in and for the State of TEXAS

Exhibit 12

Needmore Scibienski D 140H		State: Texas		X Coord: 1608652		Directional: MWD:											
PI #: 42-479-45382		County: Webb		Y Coord: 750258		MWD: MWD:											
FE: 481		GAU#: 396551		RKB: 32.5		Mud: Cement:											
7mit No: 908348		Drill Order: TSD		Grd Lvl: 285		Cement:											
12 1/4" NBS/MD	BHA Information		Drilling Parameters		Formation Tops		Casing and Cement Design		Mud		Cement						
	24 - 30		5.5" DP (Delta576) 5.5" HWDP (TSD555) X/O 6-5/8" REG pin, Delta544 box 8" NMDC Slick UBHO 11-3/4" 3 Blade Spiral Stabilizer 8-3/8" 7/8 7.0 FBH 1.5" (11-3/4" NBS) (0.18 RPD) (PV FT-003) 13.5" TSD		TD RPM: 50 - 100 RPM Max WOB: 80 kbs Max ROP: 1500 ft/hr Max Torque: < 38K ft-lbs Max DiffP: 1,550 psi Flow Rate: 900GPM		MD TVD 1,900' MD 1,900' TVD 1,000' - 1,600' 1,000' - 1,600' Carizo		Cellar Dimension: 8' x 8' Conductor: 20' at 120' Top of Lead Top of Tail Surface 3160' MD 10 3/4" Shoe: 3,950' MD Expected FIT: 14.5 ppg EMW		Surface Hole - Fresh Water Density (ppg): 84-9.5 PV (cP): 1-3 YP (lb/100lb): 1-3 LGS %: <6% pH: 6.5 - 7.0 FV: 28-32 Pre-Treat with 64x 5 gal soap and 1.0 ppb SAPP; 4 sks SAPP / 5 stds; 3 soap and 2 SAPP sticks per stand		Surface Cement to Surface System: Spacer Fluid: H2O Volume (bbl): 50 Yield (ppb): 8.3 Density (ppb): 12 Mix H2O (gal/sk): n/a 100% Excess Lead / 30% Excess Tail Surface Lead Cement ECONOCEM Top of Lead: Surface Surface Tail Cement HALCEM Cement Tail Fill: 790 MD Top of Tail: 3,160 MD Displace with fresh water				
	Have a backup 8-3/8" 7/8 7.0 FBH 1.5" (11-3/4" NBS) and 8-3/8" 7/8 7.0 FBH 2.00" (Slick)		Confirm DAS Optimization Mode Parameters per DAS Roadmap		3,585' MD 3,577' TVD Lobo 6 3,847' MD 3,838' TVD Lobo 6 Base 4,682' MD 4,667' TVD Navarro 4,702' MD 4,687' TVD Navarro Base 4,929' MD 4,910' TVD Escondido 3 5,084' MD 5,061' TVD Escondido 3 Base 5,992' MD 5,945' TVD Olmos 7,212' MD 7,127' TVD Olmos B 7,808' MD 7,705' TVD Olmos C 8,590' MD 8,467' TVD San Miguel 8,697' MD 8,573' TVD San Miguel Base 9,583' MD 9,454' TVD Anacacho 10,124' MD 9,906' TVD Austin Chalk 10,675' MD 10,415' TVD Lower Eagleford		KOP Curve: 9929' MD EOC: 10,975' MD Curve built on: Catenary DLS		Drilling Treatment 4 sks SAPP / 5 stands drilled Without and bleedoff; every other stand Production Hole - CBM (Clay Free) Density (ppg): 11.5-13.5 PV (cP): 20-25 YP (lb/100lb): >10 LGS %: <8% HTHP: <10 ES: >600 OWR: 75/25 LCM Treatment Refer to Pre-Spud Handout. Adjust volume and concentrations accordingly. Verify concentrations with down-hole tool providers Weight up Schedule Drill Out: 11.5 Tangent: 11.5-12.0 Curve: 12.0-13.0 Lateral (TD): 13.0-13.5		Displacement Displace first 5 bbls with HR-25 treated water (Retarder Water), drop plug displace 35 bbls HR-25 treated water, remaining displacement with 10.0M NaBrine (with biocide). Rupture disc/plug and overdisplace by 15 bbl						
	Confirm BHA with engineer(s) prior to PUJ		TD RPM: 0 - 30 RPM Max WOB: 75 kbs Max ROP: 500 ft/hr Max Torque: < 38K ft-lbs Max DiffP: 1,635 psi Flow Rate: 650 - 750 GPM		TD RPM: 70 - 80 RPM Max WOB: 75 kbs Max ROP: 500 ft/hr Max Torque: < 38K ft-lbs Max DiffP: 1,635 psi Flow Rate: 650 - 750 GPM		DLAT: 19,316' MD TD: 30,291' MD BHCT at TD: 330' F		Displacement Displace first 5 bbls with HR-25 treated water (Retarder Water), drop plug displace 35 bbls HR-25 treated water, remaining displacement with 10.0M NaBrine (with biocide). Rupture disc/plug and overdisplace by 15 bbl								
	Utilize DAS/DHPP and Temp Derating Confirm DAS Optimization Mode Parameters per DAS Roadmap		TD RPM: 0 - 30 RPM Max WOB: 75 kbs Max ROP: 500 ft/hr Max Torque: < 38K ft-lbs Max DiffP: 1,635 psi Flow Rate: 650 - 750 GPM		TD RPM: 70 - 80 RPM Max WOB: 75 kbs Max ROP: 500 ft/hr Max Torque: < 38K ft-lbs Max DiffP: 1,635 psi Flow Rate: 650 - 750 GPM		DLAT: 19,316' MD TD: 30,291' MD BHCT at TD: 330' F		Displacement Displace first 5 bbls with HR-25 treated water (Retarder Water), drop plug displace 35 bbls HR-25 treated water, remaining displacement with 10.0M NaBrine (with biocide). Rupture disc/plug and overdisplace by 15 bbl								
	NEEDMORE - NEEDMORE - SCIBIENSKI D 140H		NEEDMORE - NEEDMORE - SCIBIENSKI D 140H		NEEDMORE - NEEDMORE - SCIBIENSKI D 140H		NEEDMORE - NEEDMORE - SCIBIENSKI D 140H		NEEDMORE - NEEDMORE - SCIBIENSKI D 140H		NEEDMORE - NEEDMORE - SCIBIENSKI D 140H						
	WELL LAYOUT		WELL LAYOUT		WELL LAYOUT		WELL LAYOUT		WELL LAYOUT		WELL LAYOUT						
	Wellhead and Casing Information																
	Casing	Length (from KB)	OD	Weight	Grade	Connection	Minimum MUT ft/lbs	Optimum MUT ft/lbs	Max.MUT ft-lbs	Max.Operating Torque ft-lbs	ID	Tensile kips	Collapse psi	Burst psi	Shoetrack # of jts	Centralizers	Necessary Equipment/Personnel
	Conductor	120'	20"			Welded			19.25		9.25	715			N/A	N/A	N/A
Surface	3,950	10 3/4"	45.5#	J55	BTC			Triangle		9,950	715	2,090	3,580	2	Bowstring every other joint to surface (Rig Bld)	CRT	
Production (Top)	Surface - 7,000'	5 1/2"	23#	VA-XP-P110	TEC-LOCK WEDGE (TLW)	15,100	18,800	41,100	41,100	4.67	729	15,650	15,770	-	One single piece bow centralizer every other ft from shoe to 2,000' inside Surface Csg (Eagle Ford / Olmos)	CRT / Torque Turn / Thread Rep	
Production (Bottom)	7,000' - 30,291'	5 1/2"	23#	VA-EP-P110	TEC-LOCK WEDGE (TLW)	16,600	20,700	44,700	44,700	4.67	759	16,350	16,510	Wetshoe (TLW)	One single piece bow centralizer every other ft from shoe to 2,000' inside Surface Csg (Eagle Ford / Olmos)	CRT / Torque Turn / Thread Rep	
Floatation Sub	(Arsenal) 5-1/2" 23# STANDARD body with TLW connection and 8,500 psi Burst Disk. Placed at the base of the curve.																
Marker Joints	First marker joint runs 4 joints back from wet shoe (175' back) Second marker joint placed 2 joints above the floatation sub.																
Wetshoe Plug	Arsenal Wetshoe Displacement Plug - 5.5" x 3.75" Dual Latch-In with 2,500 psi Burst Rating																
Drawn By:	Jason Argueta	Date:	7/22/2025	Version: 1 Well Plan Version:													

Exhibit 12

Needmore Scibienski E 340H		State: Texas	X Coord: 1,608,671	Directional: MWD: Mud: Cement:
Nabors X33		County: Webb	Y Coord: 750,266	
42 479-45383		GAU#: 396551	RKB: 32.50	
482		Drill Order: TBO	Grid Lvl: 285	
mit No: 908350				
BHA Information		Drilling Parameters	Formation Tops	Logging and Cement Design
24-30 5.5" DP (Delta576) 2 5.5" HWDP (TSD555) 1 8" NMDC Slick 1 UBHO 1 8" Shock Sub (6-5/8 Reg) 1 17" Straight Blade Stabilizer Motor 1.50" 9-5/8" x 8-3/4" 7/8 7.0 FBH with 1/2" UG NBS (0.18 RPO) with float Bit 17.5" TSD (6 x 125; TFA: 0.66)		TDRPM: 50-80 RPM Max WOB: 20-40 lbs Max ROP: 200-500 ft/hr Max Torque: <38Kft-lbs Max DiffP: 1,600 psi Flow Rate: 900-1,000 GPM Confirm DAS Optimization Mode Parameters per DAS Roadmap	MD TVD 1,900' MD 1,900' TVD GAU	Cellar Dimension: 8' x 8' Conductor: 20' at 120' Surface Casing Cement Tops Top of Lead Surface Top of Tail 1,600' MD Surface Casing MUST be set 0'-200' below GAU unless exception granted 13 3/8" Shoe: 2,000' MD Expected FIT: 13.5 ppg EMW Intermediate Casing Cement Tops Top of Lead Surface Top of Tail 8,025' MD
24-30 5.875" DP (Delta576) 2 5.5" HWDP (GPDSS5) Float Sub, UBHO XF, (2) 8" NMDC Slick 1 Roller Reamer Motor 8-3/4" 7/8 7.0 1 12-1/8" NM Spiral Stabilizer 1 Filter Sub RSS PD Orbit 900 Bit 12.25" TSD (6 x 140; TFA: 0.9)		TDRPM: 50-100 RPM Max WOB: 75 klbs Max ROP: 1,000 ft/hr Max Torque: <38Kft-lbs Max DiffP: 1,600 psi Flow Rate: 900-1,000 GPM Confirm DAS Optimization Mode Parameters per DAS Roadmap	3,847' MD 3,838' TVD Lobo 6 Base 4,682' MD 4,667' TVD Navarro 4,702' MD 4,687' TVD Navarro Base 4,929' MD 4,910' TVD Escondido 3 5,084' MD 5,061' TVD Escondido 3 Base	9 5/8" Shoe: 9,025' MD Expected FIT: 17.5 ppg EMW Production Casing Cement Tops Top of Tail: 7,025' MD KOP: 9,440' MD
1 5.5" TSD555 x 5.875" Delta576 1 Drill In Ream 1 (1) Joint of 5.5" DP (TSD555) 1 Float Sub Motor 7" 5/8 8.6 w/ 8.25" NBS 1 RipStick 1 Filter Sub 1 NMPC 1 8.5" NM Spiral Stab 1 NMDC 1 HF Shockmiser RSS PD Orbit w/ 8.5" stab Bit 8.75" TSD (TFA: 0.664)		TDRPM: 50-70 RPM Max WOB: 65 klbs Max ROP: 1,000 ft/hr Max Torque: <38Kft-lbs Max DiffP: 1,200 psi Flow Rate: 600-700 GPM Confirm DAS Optimization Mode Parameters per DAS Roadmap	8,590' MD 8,467' TVD San Miguel 8,697' MD 8,573' TVD San Miguel Base	9 5/8" Shoe: 9,025' MD Expected FIT: 17.5 ppg EMW Production Casing Cement Tops Top of Tail: 7,025' MD KOP: 9,440' MD
1 5.5" TSD555 x 5.875" Delta576 1 Drill In Ream 1 (1) Joint of 5.5" DP (TSD555) 1 Float Sub Motor 7" 5/8 8.6 w/ 8.25" NBS 1 RipStick 1 Filter Sub 1 NMPC 1 8.5" NM Spiral Stab 1 NMDC 1 HF Shockmiser RSS Orbit G2W/ 8.5" stab Bit 8.75" TSD (TFA: 0.664)		TDRPM: 50-100 RPM Max WOB: 65 klbs Max ROP: 750 ft/hr Max Torque: <38Kft-lbs Max DiffP: Auto Diff Derate Flow Rate: 600-700 GPM Utilize Pason DiffP Derating Confirm DAS Optimization Mode Parameters per DAS Roadmap	9,583' MD 9,454' TVD Anacacho 10,124' MD 9,906' TVD Austin Chalk	LP: 10,486' MD Curve on Catenary DLAT: 19,262' MD TD: 29,748' MD BHCT at TD: 330°F
RSS Options to have on location AEP PD/G2 Orbit Learn Rev				

Casing Information

Casing	Length (from KB)	OD	Weight	Grade	Connection	Minimum MUT fflbs	Optimum MUT fflbs	Max MUT fflbs	Max Operating Torque fflbs	ID	Tensile kips	Collapse psi	Burst Psi	Shoetrack ft of js	Centralizers	Necessary Equipment/Personnel
Conductor	120'	20"			Welded				N/A	19.25				N/A	N/A	N/A
Surface	2,000	13 3/8"	68*	J55	BTC			Triangle		12.415	1,069	1,950	3,450	2	Bowstring every other joint to surface (Rig Bid)	CRT
Intermediate	9,025	9 5/8"	40*	P110HC	BTC			Triangle		8.835	1,260	4,230	7,910	2	Bowstring every other joint to surface (Rig Bid)	CRT
Production (Top)	Surface - 7,000'	5 1/2"	23*	VA-XP-P110	TEC-LOCK WEDGE (TLW)	15,100	18,800	41,100	41,100	4.67	729	15,650	15,770	-	One solidbody centralizer every other joint from BOC to 2,000' inside Int Csg (Eagle Ford)	CRT / Torque Turn / Thread Rep
roduction (Bottom)	7,000' - 31,845'	5 1/2"	23*	VA-EP-P110	TEC-LOCK WEDGE (TLW)	16,600	20,700	44,700	44,700	4.67	759	16,350	16,510	Wetshoe (TLW)	One solid body centralizer every other joint from BOC to 2,000' inside Int Csg (Eagle Ford)	CRT / Torque Turn / Thread Rep
Flotation Sub	[Arsenal] 5-1/2" 23* STANDARD body with TLW connection and 8,500 psi Burst Disk. Placed at the base of the curve.															
Marker Joints	First marker joint run 4 joints back from wet shoe (175' back)															
	Second marker joint placed 2 joints above the Flotation sub.															
Wetshoe Plug	Arsenal Wetshoe Displacement Plug - 5.5" x 3.75" Dual Latch-In with 2,500 psi Burst Rating															
Drawn By:	Jason Argueta		Date:	7/22/2025		Version:	1		Well Plan Version:							



City of Laredo

Planning & Zoning Commission

Meeting Date: 8/21/2025
Ordinance 7C

Public Hearing and Recommendation of an

SUBJECT

Amending the Zoning Ordinance (Map) of the City of Laredo by authorizing the issuance of a special use permit for oil and/or gas extractions (well site B) on approximately 4.39 acres, as further described by metes and bounds in "Exhibit 1", located north of State Highway 255 and east of FM 1472.

ZC-060-2025
District VII

PREVIOUS COUNCIL ACTION

None.

BACKGROUND

Initiated by: Needmore Dolores, LLC, Owner; Kimmeridge Texas Gas, LLC, Applicant; Rafael Reniu, Representative

Council District: VII - Cm. Vanessa Perez

Proposed Use: The proposed use is for an oil and/or gas extractions (well site B - 340H).

Site: The site is currently vacant undeveloped land.

Background: On April 2, 2024, the City Council approved Ordinance 2024-O-042, which annexed approximately 303.02 acres. This includes the area of the location of both wells.

Minimum Zoning District Required for Proposed Use: AG (Agricultural District) with a special use permit.

Current Zoning District: M-1 (Light Manufacturing District)

Surrounding Land Uses: To the north, east, south, and west of the site is predominantly vacant undeveloped land.

Comprehensive Plan: The Future Land Use Map recognizes a large portion of the area as Light Industrial and a smaller portion of the area as Heavy Industrial.

https://www.openlaredo.com/planning/2017_Comprehensive_Plan-Viva_Laredo.pdf#page=39

Transportation Plan: The Long Range Thoroughfare Plan identifies State Highway 255 as an Expressway.

<https://www.cityoflaredo.com/home/showpublisheddocument/17680/638703100333370000>

Letters sent to surrounding property owners: 5 In Favor: 0 Opposed: 0

A Special Use Permit is used for those types of uses that warrant individual attention on a case by case basis and should not be categorized in a zoning district. A Special Use Permit is basically an overlay on top of the existing zoning designation and can be limited in many respects, such as time, fencing, setbacks, landscaping, etc. A Special Use Permit is required for Oil and Gas Extraction & Production as per Section 24-73. The property is in a M-1 (Light Manufacturing District) zoning district.

Staff supports the proposed special use permit for the following reasons:

1. The intent of the special use permit is to drill and extract oil and/or gas.
2. No school, hospital, church, nor public building is located within six hundred (600) feet of the proposed wellhead.
3. No residence is located within four hundred (400) feet of the site.
4. The proposed special use permit is not anticipated to have a negative impact in the surrounding area.

General Comments:

1. Any use allowed under the current zone or proposed special use permit is required to abide by all relevant municipal codes.

If approved, Staff suggest the following conditions:

1. The Special Use Permit is issued to Kimmeridge Texas Gas, LLC, and may only be transferred upon application to and with the express permission of the City Council.
2. The Special Use Permit is restricted to site plan, as per Exhibit "1", which is made part hereof for all purposes.
3. The Special Use Permit is restricted to the drilling procedure description, Exhibit "10", which is made part hereof for all purposes.

4. The Special Use Permit must abide by statements in letter, Exhibit "11", which is made part of hereof for all purposes.

5. The Special Use Permit shall comply with all fire code requirements including the location and treatment of the premises.

6. The Special Use Permit shall comply with all rules and regulations of the Laredo Land Development Code, Section 24-73: Oil and Gas Extraction & Production Specific Use Zoning Overlay District and Permit Requirements.

7. The Special Use Permit shall be subject to an annual inspection.

8. The use authorized by the special use permit is required to abide by all relevant municipal codes.

COMMITTEE RECOMMENDATION

The Planning & Zoning Commission in a ____ to ____ vote recommended ____ of the special use permit.

STAFF RECOMMENDATION

IMPACT ANALYSIS

Is this change contrary to the established land use pattern?

Yes. The site is surrounded vacant undeveloped land.

Would this change create an isolated zoning district unrelated to surrounding districts?

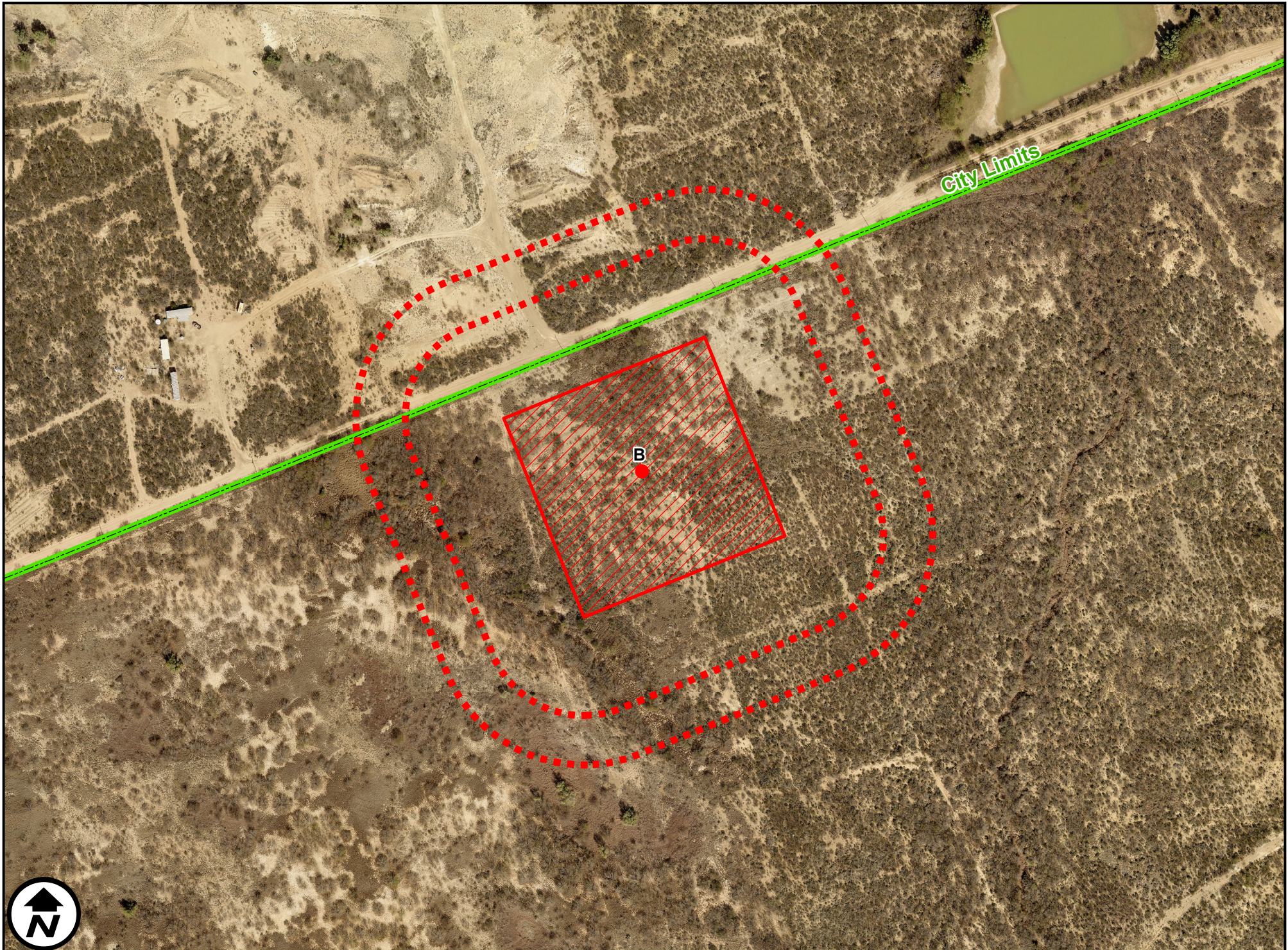
No, the zone will not change.

Will change adversely influence living conditions in the neighborhoods?

No, the proposed use is not anticipated to have a negative impact in the surrounding neighborhood since the proposed site is surrounded by raw land.

Are there substantial reasons why the property cannot be used in accordance with existing zoning?

Yes. The underlying zone requires the special use permit overlay to allow for an oil and/or gas extractions (well site B - 340H).

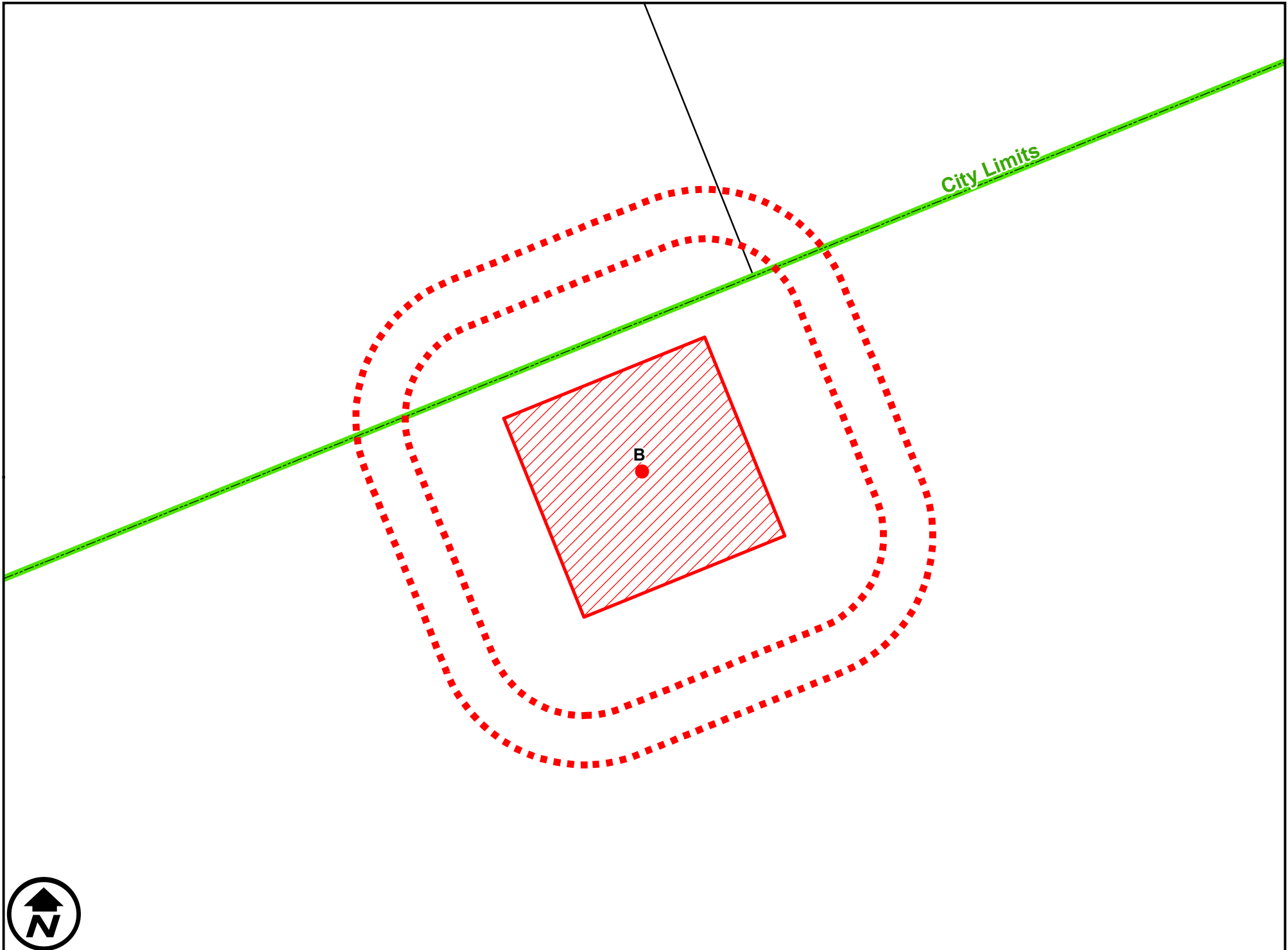


AERIAL MAP

1 inch = 250 feet

ZC-060-2025
COUNCIL DISTRICT 7
NORTH OF STATE HIGHWAY 255 AND EAST OF FM 1472

APPLICATION FC 68
M-1 (LIGHT MANUFACTURING DISTRICT) T
S.U.P FOR OIL AND/OR GAS EXTRACTIONS (WELL "B" SITE)

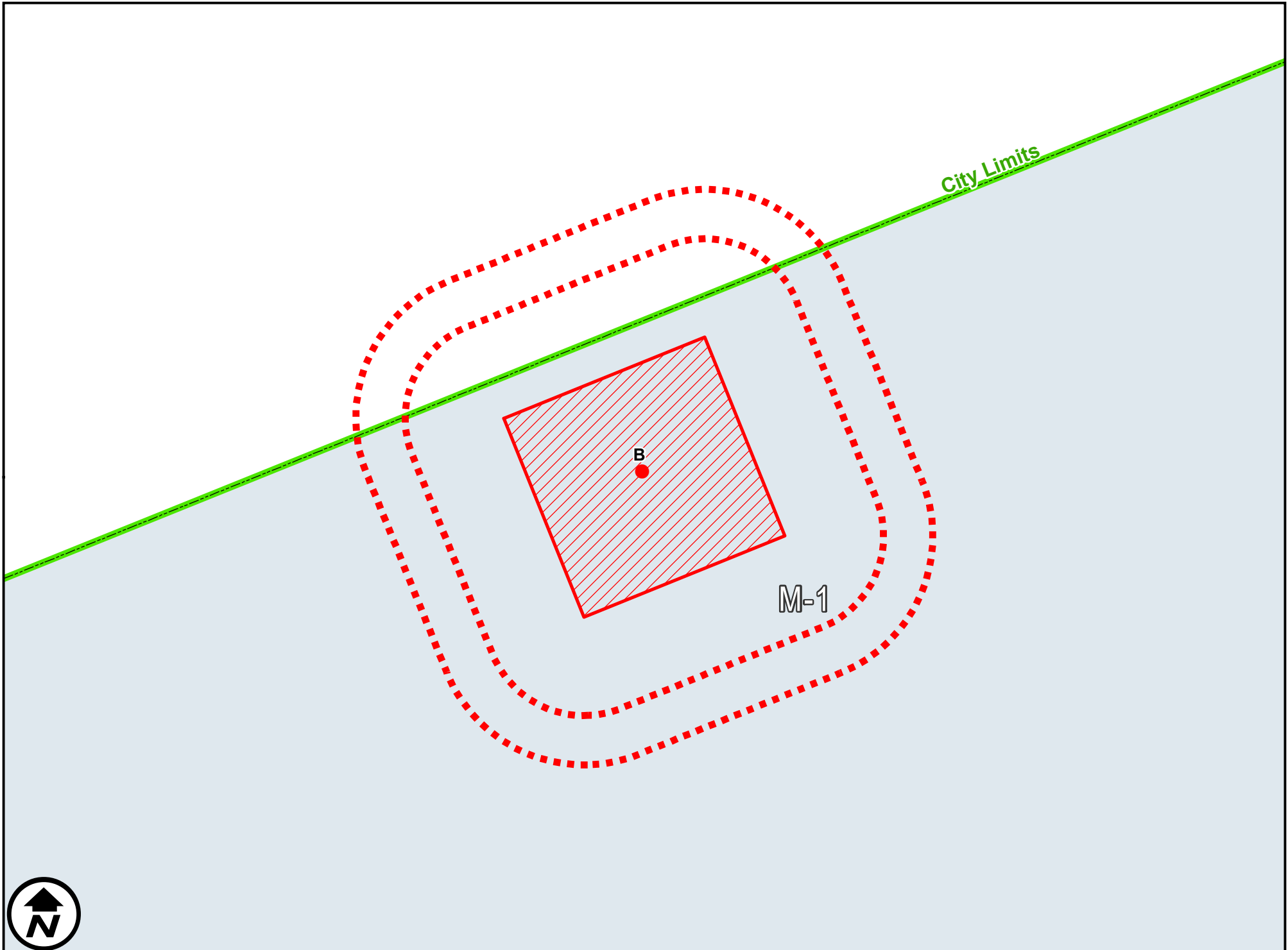


DIMENSIONS MAP

1 inch = 250 feet

ZC-060-2025
COUNCIL DISTRICT 7
NORTH OF STATE HIGHWAY 255 AND EAST OF FM 1472

APPLICATION FC 69
M-1 (LIGHT MANUFACTURING DISTRICT) T
S.U.P FOR OIL AND/OR GAS EXTRACTIONS (WELL "B" SITE)

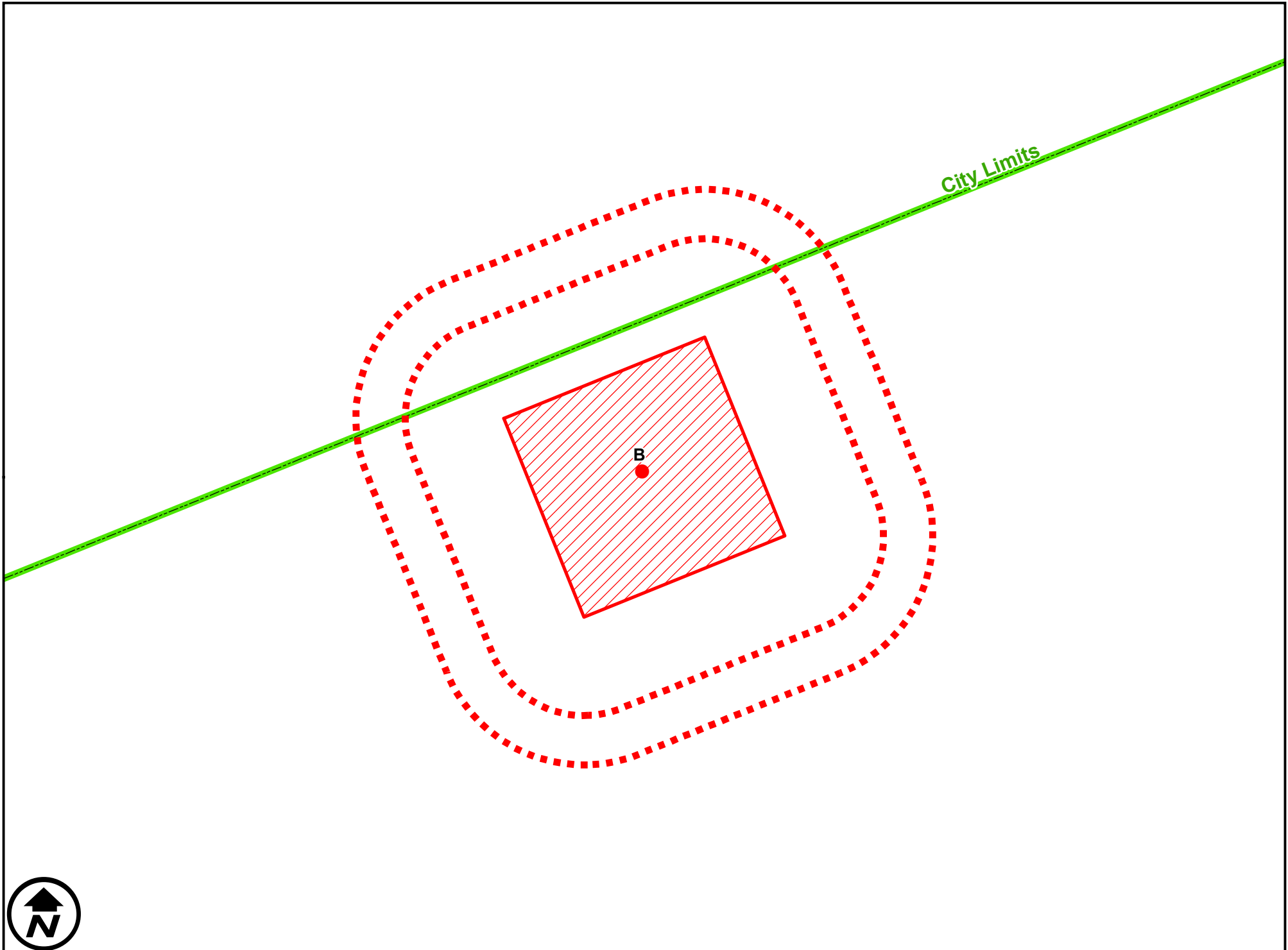


ZONING MAP

1 inch = 250 feet

ZC-060-2025
COUNCIL DISTRICT 7
NORTH OF STATE HIGHWAY 255 AND EAST OF FM 1472

APPLICATION FC 70
M-1 (LIGHT MANUFACTURING DISTRICT) T
S.U.P FOR OIL AND/OR GAS EXTRACTIONS (WELL "B" SITE)

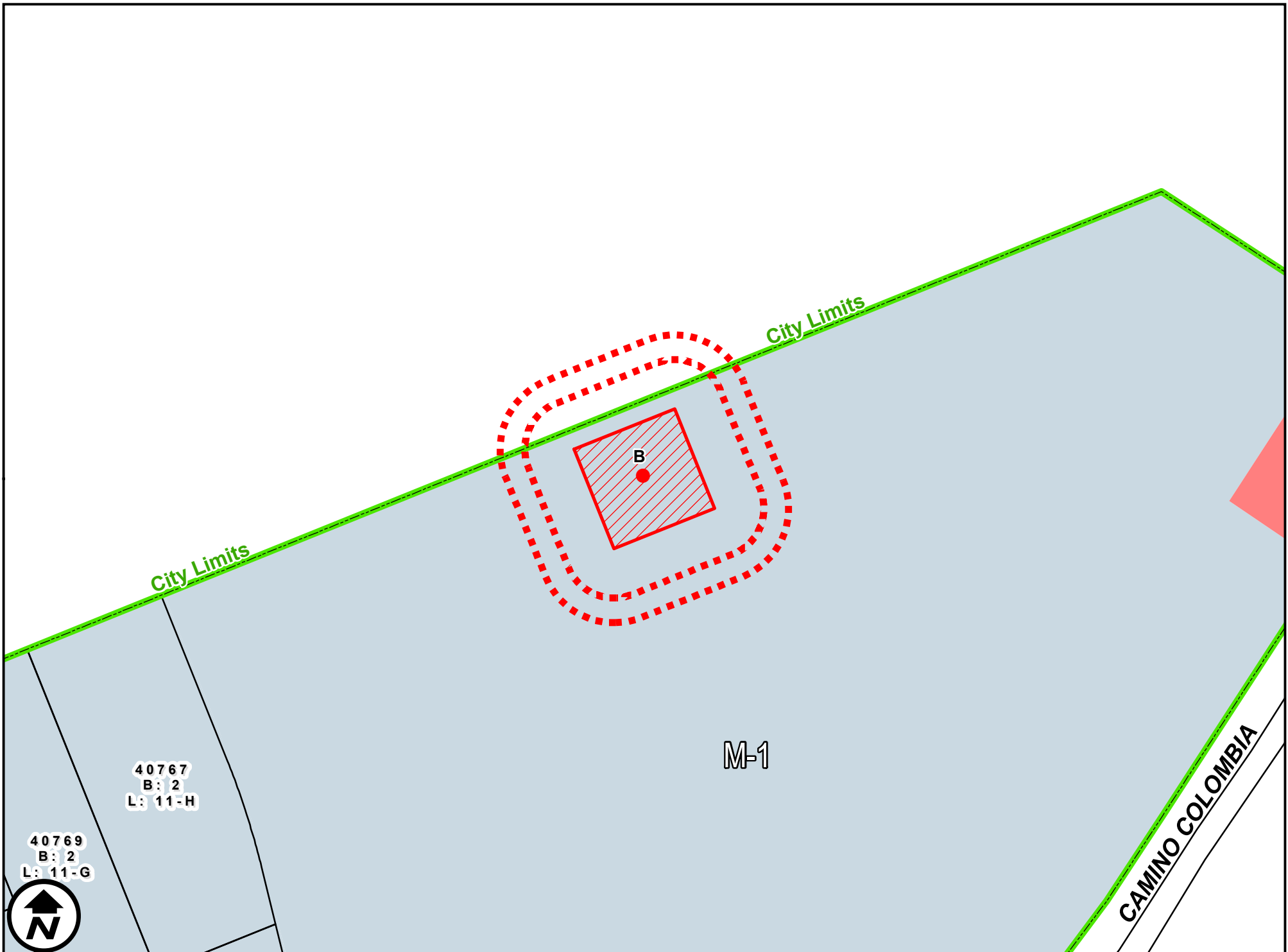


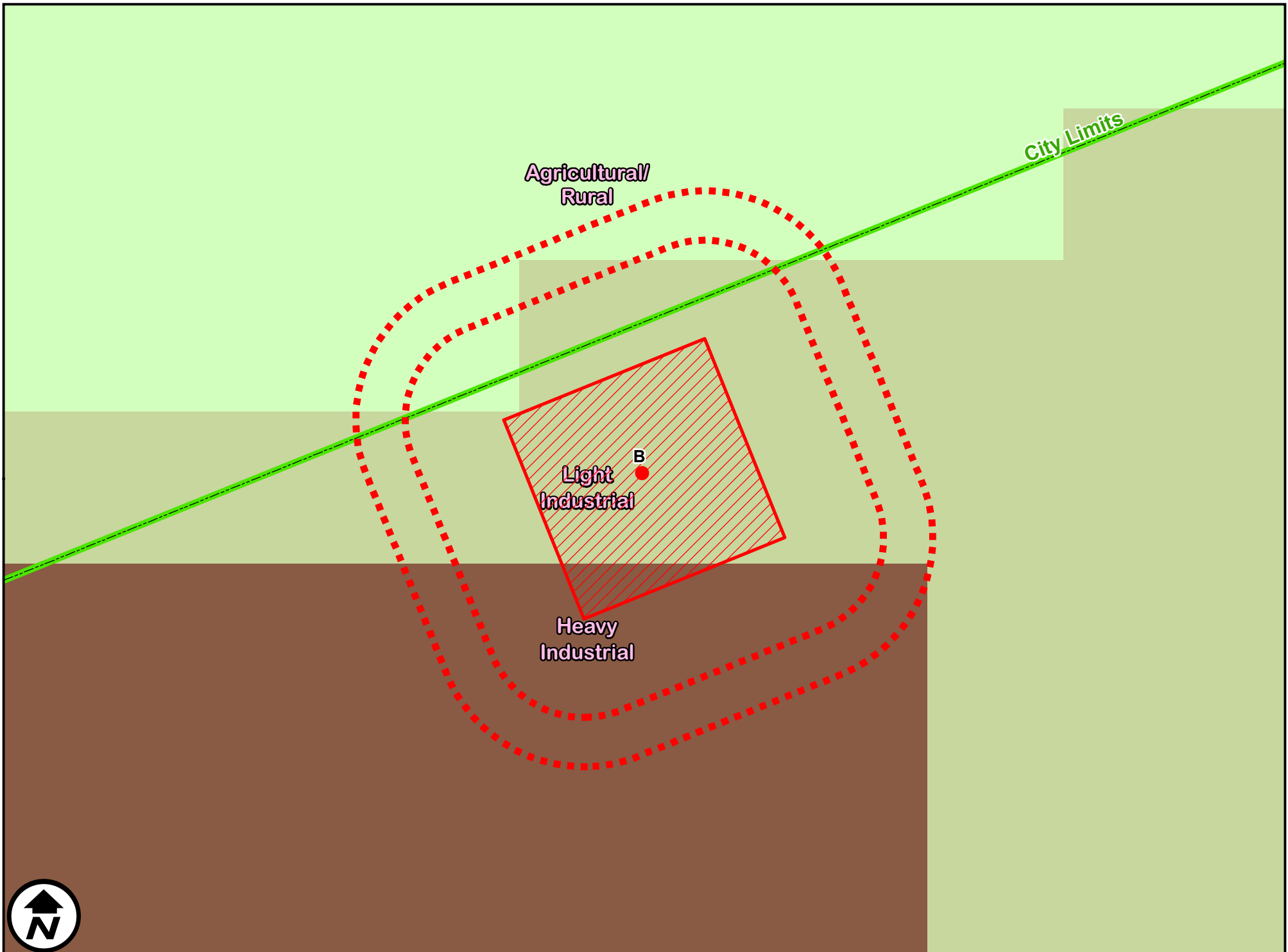
SURVEY MAP

1 inch = 250 feet

ZC-060-2025
COUNCIL DISTRICT 7
NORTH OF STATE HIGHWAY 255 AND EAST OF FM 1472

APPLICATION FC 71
M-1 (LIGHT MANUFACTURING DISTRICT) T
S.U.P FOR OIL AND/OR GAS EXTRACTIONS (WELL "B" SITE)





FUTURE LANDUSE

1 inch = 250 feet

ZC-060-2025
COUNCIL DISTRICT 7
NORTH OF STATE HIGHWAY 255 AND EAST OF FM 1472

APPLICATION FC-73
M-1 (LIGHT MANUFACTURING DISTRICT) 1C
S.U.P FOR OIL AND/OR GAS EXTRACTIONS (WELL "B" SITE)

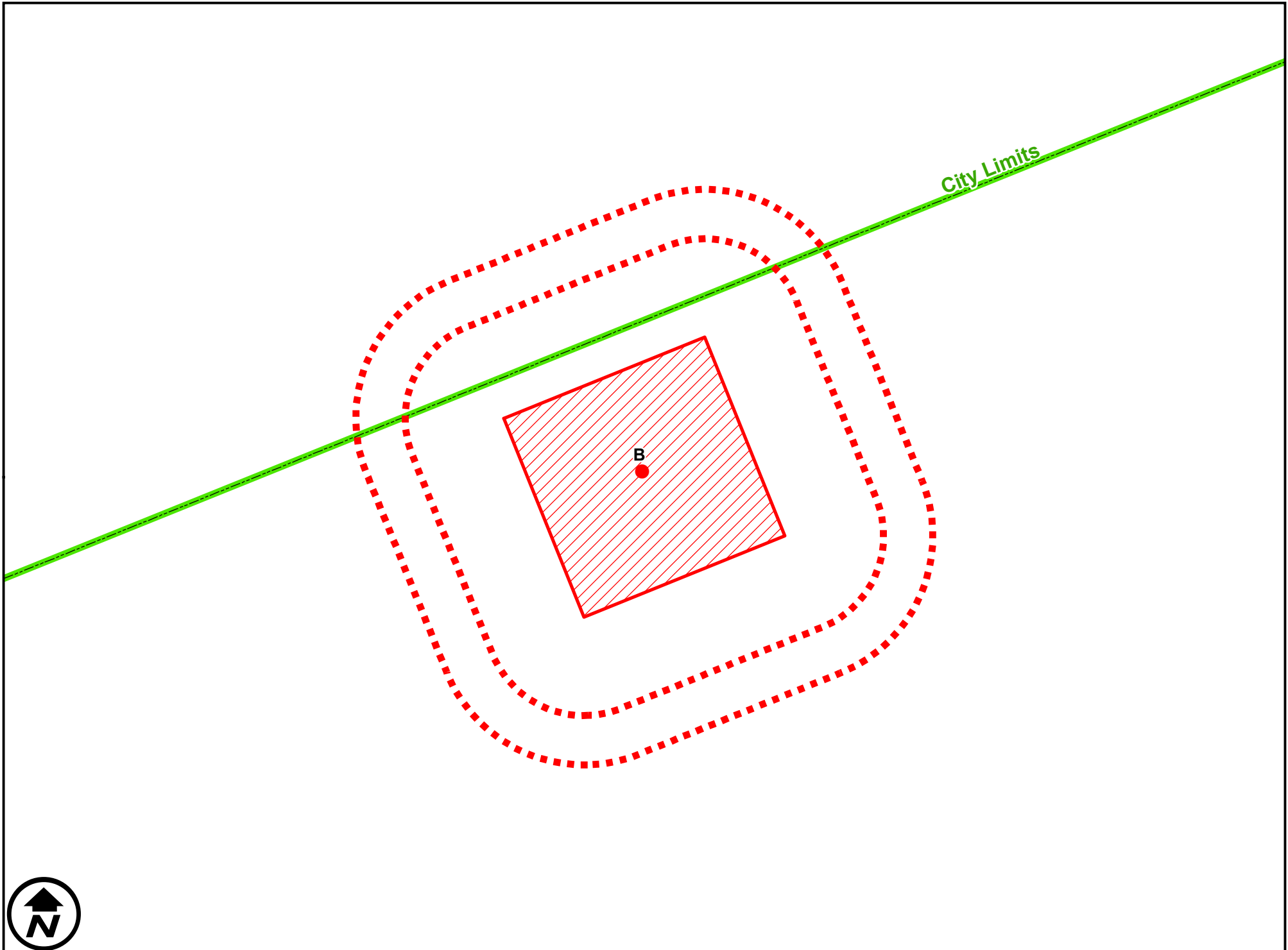


EXHIBIT "A"**KIMMERIDGE TEXAS GAS, LLC****PROPOSED SURFACE USE PLAT**

NEEDMORE 140H & 340H

SITUATED IN

SURVEY 1462, WEBB COUNTY SCHOOL LAND, ABSTRACT 502

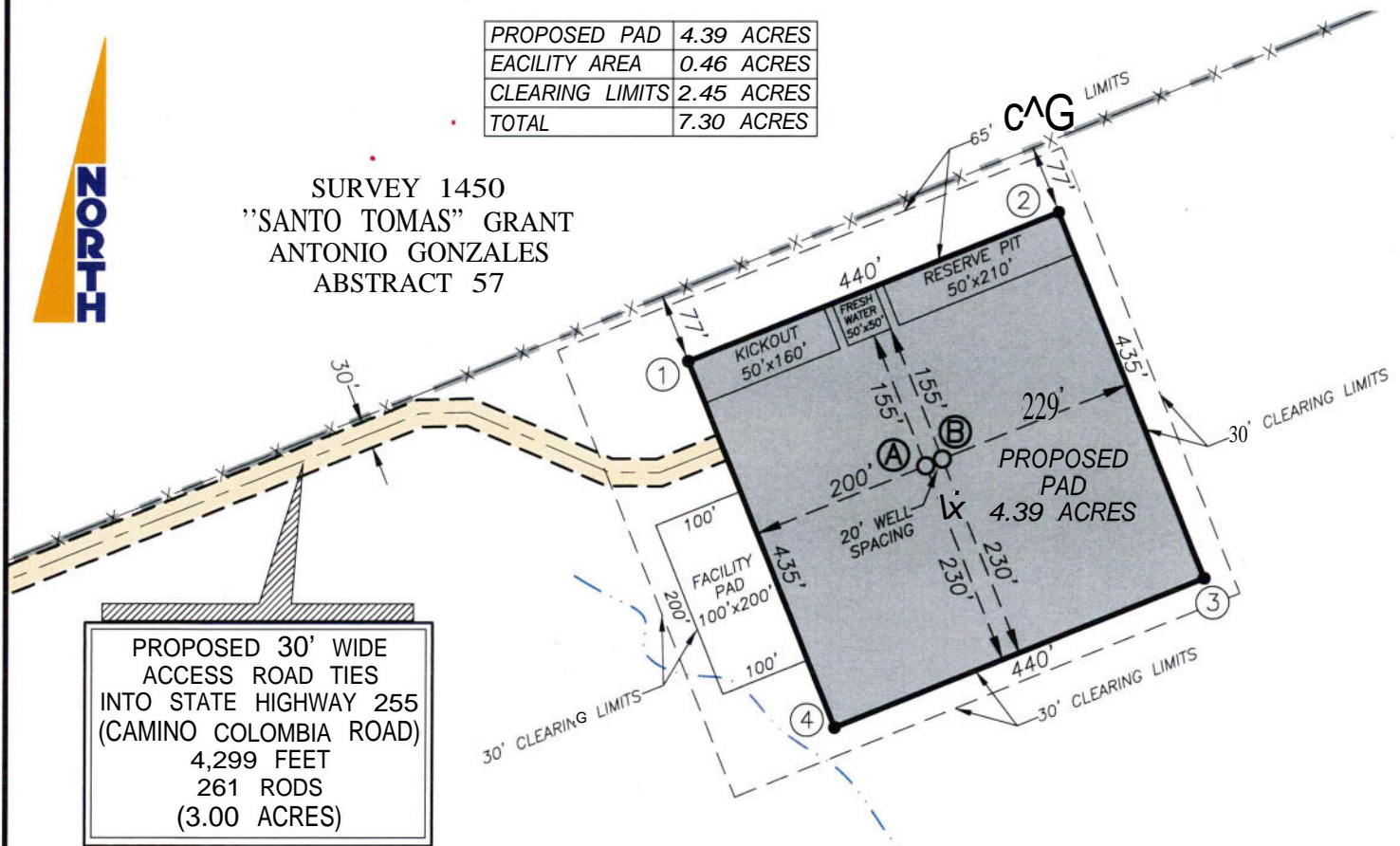
WEBB COUNTY, TEXAS

PAD CORNER INFORMATION			
CORNER No.	STATE PLANE TX-S NAD27	GEOGRAPHIC NAD83	ELEV.
①	X = 1608390.30 Y = 750373.87	LAT: 27-43'34.26" LONG: 99-42'38.92"	569.4'
②	X = 1608798.40 Y = 750538.35	LAT: 27-43'35.93" LONG: 99-42'34.39"	562.5'
③	X = 1608961.01 Y = 750134.89	LAT: 27-43'31.95" LONG: 99-42'32.54"	556.9'
④	X = 1608552.92 Y = 749970.40	LAT: 27-43'30.28" LONG: 99-42'37.06"	559.3'

WELL INFORMATION			
	WELL NAME	STATE PLANE TX-S NAD27	GEOGRAPHIC NAD83 ELEV.
①	NEEDMORE 140H	X = 1608652.42 Y = 750258.50	LAT: 27-43'33.14" LONG: 99-42'35.99" 561.8'
②	NEEDMORE 340H	X = 1608670.90 Y = 750266.01	LAT: 27-43'33.22" LONG: 99-42'35.78" 560.0'

PROPOSED PAD	4.39 ACRES
FACILITY AREA	0.46 ACRES
CLEARING LIMITS	2.45 ACRES
TOTAL	7.30 ACRES

SURVEY 1450
"SANTO TOMAS" GRANT
ANTONIO GONZALES
ABSTRACT 57



SURVEY 1462
WEBB COUNTY SCHOOL LAND
ABSTRACT 502
WEBB COUNTY, TEXAS

PRELIMINARY
05—07—25

HOWLAND
ENGINEERING AND SURVEYING CO.

TBPE Firm Registration No. F-4097 TBPLS Firm Registration No. 100464-00 TBPLS Firm Registration No. 10194361
7615 N. Bartlett Avenue, 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
www.howlandcompanies.com

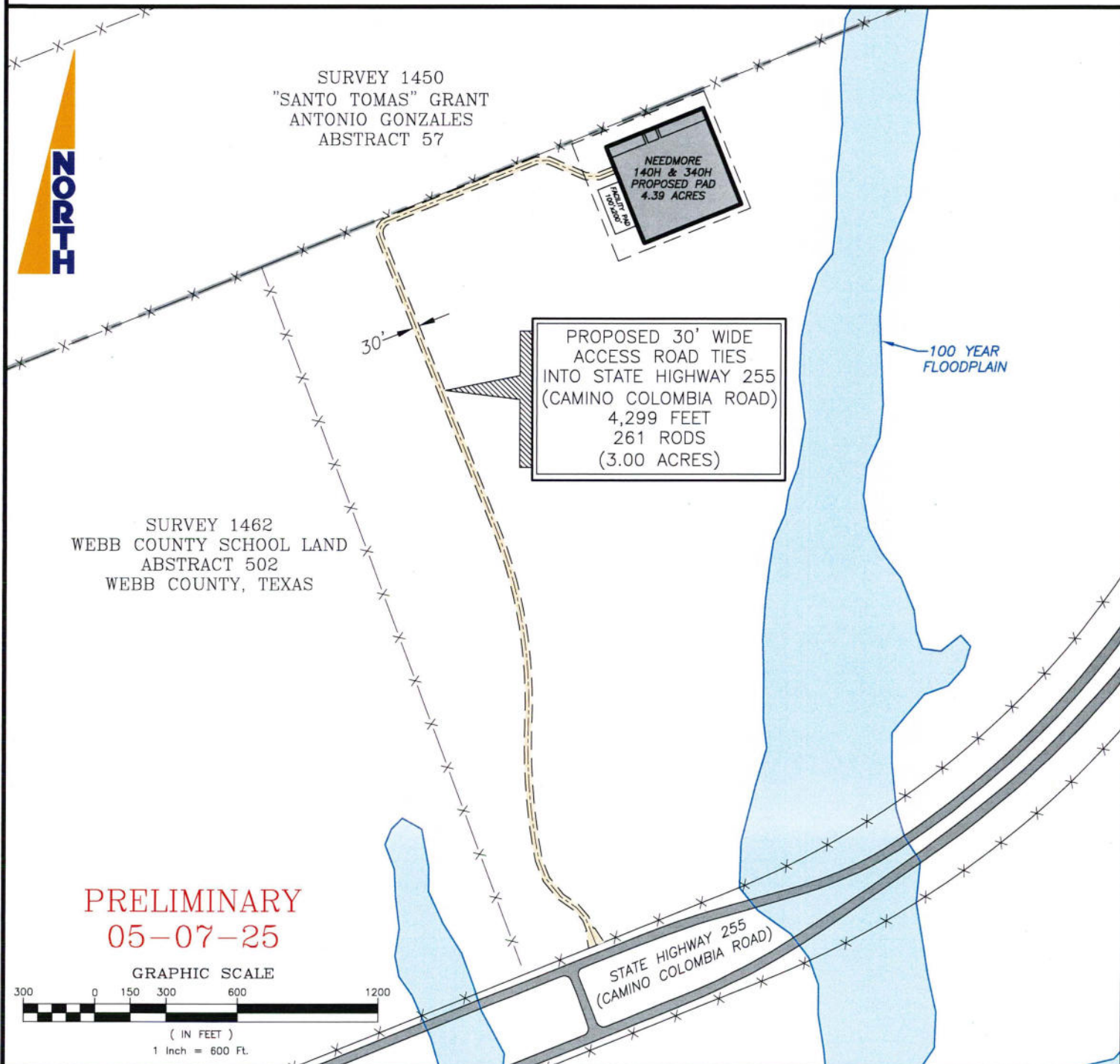
WARNING: BASIS OF BEARING: G.P.S. Tx. South Zone, N.A.D.-27.

THIS PLAT MAY NOT SHOW ALL CROSSINGS OF PIPELINES OR CABLES. HOWLAND ENGINEERING AND SURVEYING CO., INC. ASSUMES NO RESPONSIBILITY TO LOCATE PIPELINE OR CABLE CROSSINGS. NO CLAIM IS HEREBY MADE REGARDING CURRENT OR ACTUAL SURFACE/MINERAL FEE OWNERSHIP OR LESSOR. THIS DRAWING IS MADE EXCLUSIVELY FOR KIMMERIDGE TEXAS GAS, LLC.

EXHIBIT "A"**KIMMERIDGE TEXAS GAS, LLC
PROPOSED SURFACE USE PLAT**

NEEDMORE 140H & 340H

SITUATED IN

SURVEY 1462, WEBB COUNTY SCHOOL LAND, ABSTRACT 502
WEBB COUNTY, TEXAS**HOWLAND**
ENGINEERING AND SURVEYING CO.TBPE Firm Registration No. F-4097 TBPLS Firm Registration No. 100464-00 TBPLS Firm Registration No. 10194361
7615 N. Bartlett Avenue, 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
www.howlandcompanies.com**WARNING:**

BASIS OF BEARING: G.P.S. Tx. South Zone, N.A.D.-27.

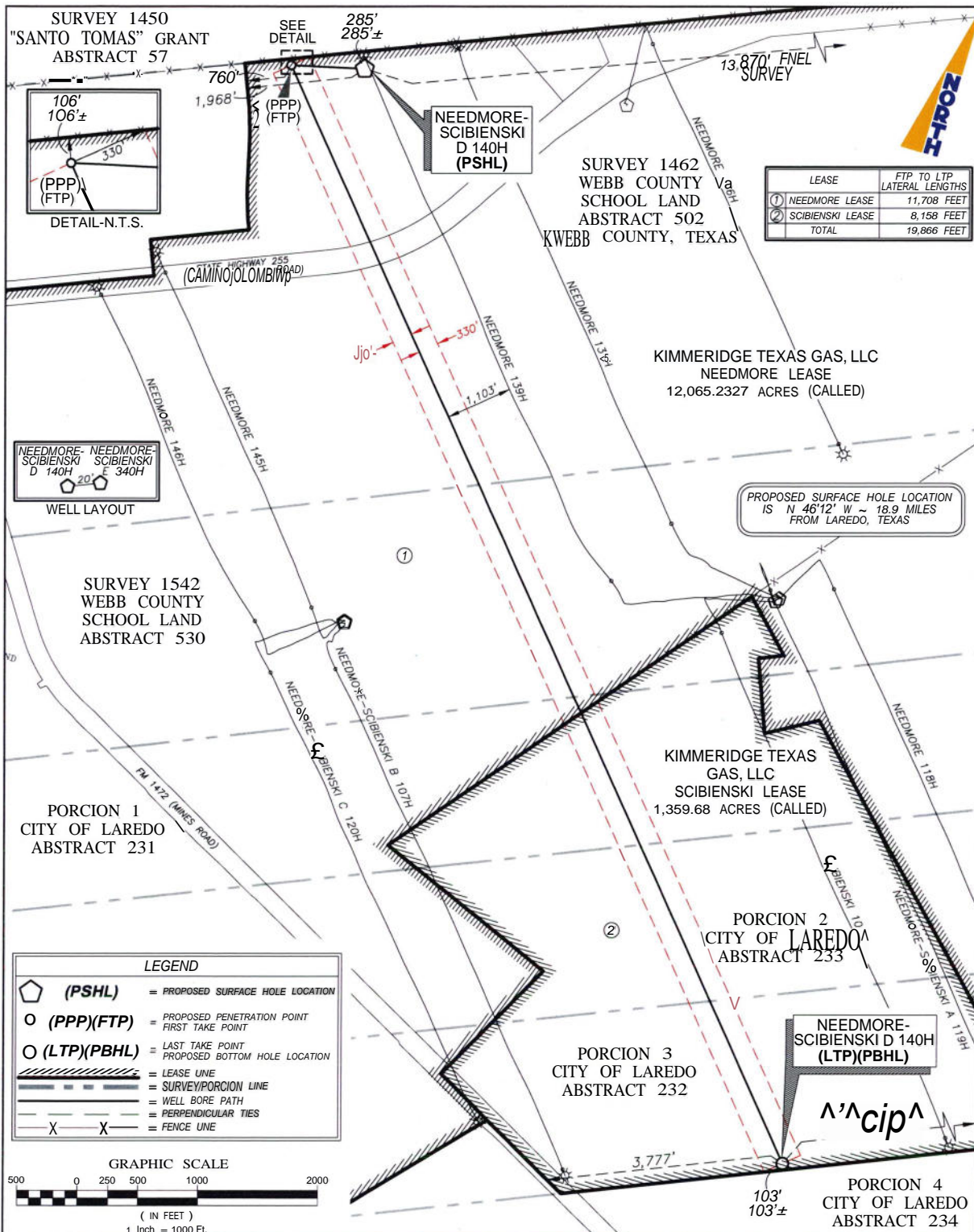
THIS PLAT MAY NOT SHOW ALL CROSSINGS OF PIPELINES OR CABLES. HOWLAND ENGINEERING AND SURVEYING CO., INC. ASSUMES NO RESPONSIBILITY TO LOCATE PIPELINE OR CABLE CROSSINGS. NO CLAIM IS HEREBY MADE REGARDING CURRENT OR ACTUAL SURFACE/MINERAL FEE OWNERSHIP OR LESSOR. THIS DRAWING IS MADE EXCLUSIVELY FOR KIMMERIDGE TEXAS GAS, LLC.

LEGEND

— X — X — X — = PAD LINE
 - - - - - = FENCE LINE
 - - - - - = SURVEY LINE

Revision	Date
1	04-25-25
2	05-07-25
3	
4	
5	

FIELD DATE	BOOK	PAGE(s)	DRAWN BY:	L.TREVINO
04-15-25	1182	12-13	CHECKED BY:	J.SEGOVIA
04-17-25	1182	15	JOB No.	26936-25A
04-21-25	1182	18	SHEET:	1 OF 1
04-29-25	1182	26-27		
05-01-25	1182	29		

**NEEDMORE-SCIBIENSKI D 140H**

STATE PLANE COORDINATES - TEXAS SOUTH ZONE - NAD 1927:

PROPOSED SURFACE HOLE LOCATION (PSHL)

N: 750258 E: 1608652

GEOGRAPHIC NAD 27: Lot.: 27°43'32.10" Long.: 99°42'34.82"

GEOGRAPHIC NAD 83: Lot.: 27°43'33.14" Long.: 99°42'35.99"

ELEVATION: 562'

LEASE: 285' FNWL & 1,968' FSWL

SURVEY: 285'± FNWL & 13,870'± FNEL

**PROPOSED PENETRATION POINT (PPP)
FIRST TAKE POINT (FTP)**

N: 749973 E: 1607465

LEASE: 106' FNWL & 760' FSWL

LAST TAKE POINT (LTP)**PROPOSED BOTTOM HOLE LOCATION (PBHL)**

N: 734911 E: 1620420

LEASE: 103' FSEL & 3,777' FSWL

PORCION: 103'± FSEL & 64,078'± FNEL

**Path
Information
(PSHL)**

S 76°28' W = 1,221'

(PPP)(FTP)

S 40°42' E = 19,866'

(LTP)(PBHL)

KIMMERIDGE TEXAS GAS, LLC

NEEDMORE LEASE-12,065.2327 ACRES (CALLED)

SCIBIENSKI LEASE-1,359.68 ACRES (CALLED)

SITUATED IN:
SURVEY 1542, WEBB COUNTY SCHOOL LAND, ABSTRACT 530; SURVEY 1462, WEBB COUNTY SCHOOL LAND, ABSTRACT 502;
PORCION 1, CITY OF LAREDO, ABSTRACT 231; PORCION 2, CITY OF LAREDO, ABSTRACT 233 AND
PORCION 3, CITY OF LAREDO, ABSTRACT 232, WEBB COUNTY, TEXAS

FIELD DATE	BOOK	PAGE(S)	Revision	Date	DRAWN BY:	L.O.T.
04-15-25	1182	12	1	05-28-25	CHECKED BY:	J.S.
04-17-25	1182	15	2		JOB No.:	26936.1-25
05-01-25	1182	29	3		QUAD:	DOLORES RANCH
			4			

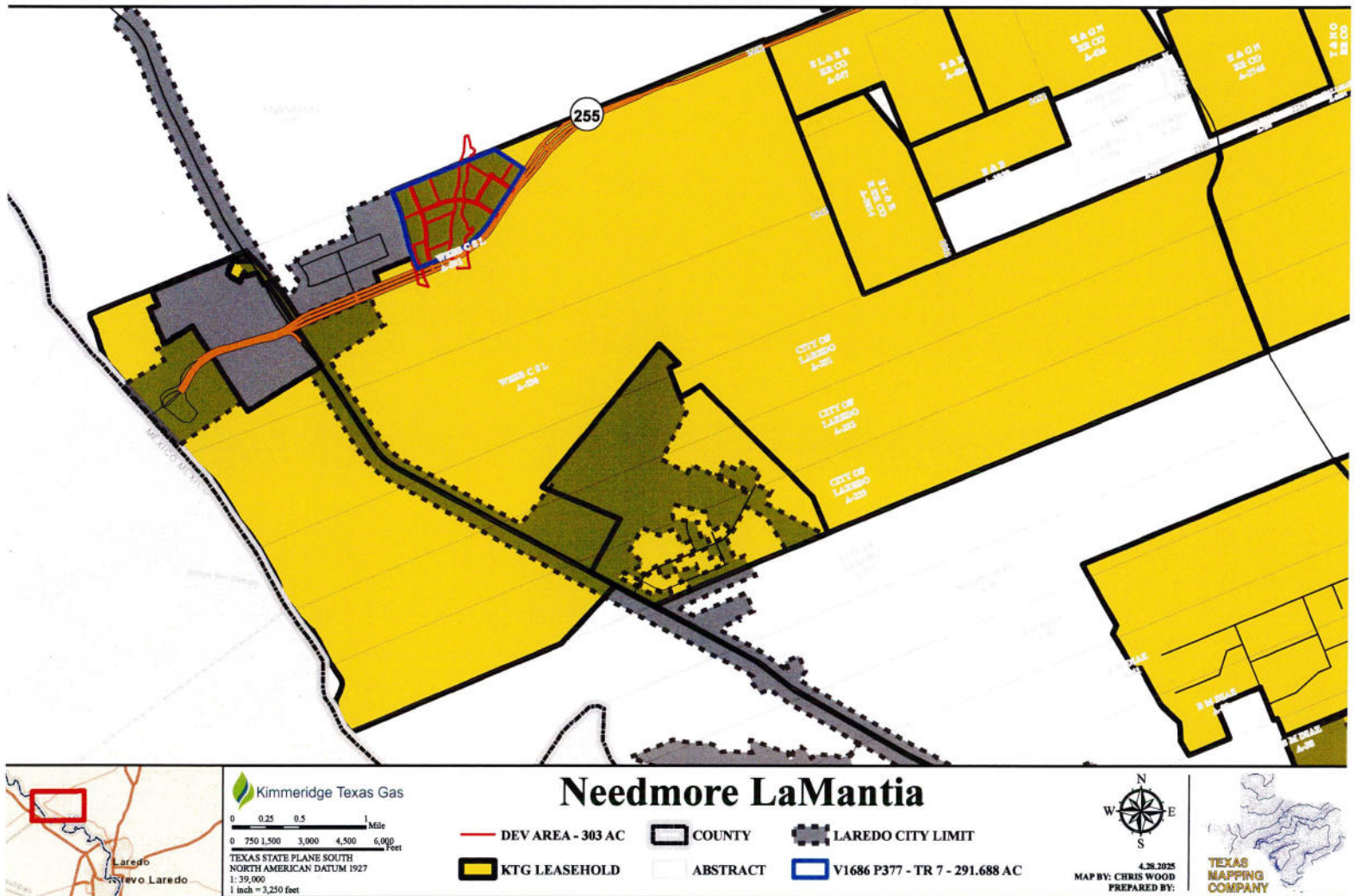
HOWLANDENGINEERING AND SURVEYING CO.
TBPE Firm Registration No. F-4097 TBPLS Firm Registration No. 100644-00 TBPLS Firm Registration No. 10194361
7615 N. Bartlett Avenue Laredo, TX 78041 P 956.7224411
4902 Sinclair Road San Antonio, TX 78222 P 210.648.1800
www.howlandcompany.comThis Plat represents a WELL LOCATION survey prepared from on-
on-the-ground survey, deeds and other available information. It is not
intended to be a boundary survey, but for the sole purpose of filing with the
Texas Railroad Commission for a drilling permit. This plat is for the exclusive
use of KIMMERIDGE TEXAS GAS, LLC.

R.P.L.S. No. 5726 -TEXAS

CURRENT DATE
05-28-2025

05-28-2025
CURRENT DATE.

ATTACHMENT 1 CONTINUED



API No. <u>42-479-45383</u> Drilling Permit # <u>908350</u> SWR Exception <u>(R37)</u>		RAILROAD COMMISSION OF TEXAS OIL & GAS DIVISION APPLICATION FOR PERMIT TO DRILL, RECOMPLETE, OR RE-ENTER <i>This facsimile W-1 -was generated electronically from data submitted to the RRC.</i> <i>A certification of the automated data is available in the RRC's Austin office.</i>				FORM W-1 07/2004 Permit Status: Approved	
1. RRC Operator No. 100291		2. Operator's Name (as shown on form P-5, Organization Report) KIMMERIDGE TEXAS GAS, LLC			3. Operator Address (include street, city, state, zip): 730 TOWN AND COUNTRY BLVD STE 400 HOUSTON, TX 77024-0000		
4. Lease Name NEEDMORE-SCIBIENSKI E		5. Well No. 340H					
GENERAL INFORMATION							
6. Purpose of filing (mark ALL appropriate boxes): <input checked="" type="checkbox"/> New Drill <input checked="" type="checkbox"/> Recompletion <input checked="" type="checkbox"/> Reclass <input type="checkbox"/> Field Transfer <input checked="" type="checkbox"/> Re-Enter <input type="checkbox"/> Amended <input checked="" type="checkbox"/> Amended as Drilled (BHL) (Also File Form W-1D)							
7. Wellbore Profile (mark ALL appropriate boxes): <input checked="" type="checkbox"/> Vertical <input checked="" type="checkbox"/> Horizontal (Also File Form W-1H) <input checked="" type="checkbox"/> Directional (Also File Form W-ID) <input type="checkbox"/> Sidetrack							
8. Total Depth 14000		9. Do you have the right to develop the minerals under any right-of-way ? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No		10. Is this well subject to Statewide Rule 36 (hydrogen sulfide area)? K Yes d No			
SURFACE LOCATION AND ACREAGE INFORMATION							
11. RRC District No. 04		12. County WEBB		13. Surface Location <input checked="" type="checkbox"/> Land <input type="checkbox"/> Bay/Estuary <input type="checkbox"/> Inland Waterway <input type="checkbox"/> Offshore			
14. This well is to be located <u>^9</u> miles in a <u>NW</u> direction from <u>LAREDO</u> which is the nearest town in the county of the well site.							
15. Section 1462	16. Block	17. Survey WEBB CSL		18. Abstract No. A-502	19. Distance to nearest lease line: ft.	20. Number of contiguous acres in lease, pooled unit, or unitized tract: 3424.91	
21. Lease Perpendiculars: <u>285</u> ft from the <u>NW</u> line and <u>1988</u> ft from the <u>SW</u> line.		22. Survey Perpendiculars: <u>285</u> ft from the <u>NW</u> line and <u>13850</u> ft from the <u>NE</u> line.					
23. Is this a pooled unit? dyes K No		24. Unitization Docket No:		25. Are you applying for Substandard Acreage Field? d Yes (attach Form W-1A) K No			
FIELD INFORMATION List all fields of anticipated completion including Wildcat. List one zone per line.							
26. RRC District No.	27. Field No.	28. Field Name (exactly as shown in RRC records)		29. Well Type	30. Completion Depth	31. Distance to Nearest Well in this Reservoir	
04	39744250	HAWKVILLE (AUSTIN CHALK)		Gas Well	13000	721.00	
BOTTOMHOLE LOCATION INFORMATION is required for DIRECTIONAL, HORIZONTAL, AND AMENDED AS DRILLED PERMIT APPLICATIONS (see W-1H attachment)							
Remarks See W1 Comments attached				Certificate: I certify that information stated in this application is true and complete, to the best of my knowledge. <div style="display: flex; justify-content: space-between;"> <div> <u>Gayle Foord, Regulatory Analyst</u> Name of filer <u>(713)6006062</u> Phone </div> <div> <u>May 30, 2025</u> Date submitted <u>gfoord@ktgllc.com</u> E-mail Address (OPTIONAL) </div> </div>			
RRC Use Only				Data Validation Time Stamp: Jun 6, 2025 7:32 AM ('As Approved' Version)			

**RAILROAD COMMISSION OF TEXAS
OIL & GAS DIVISION**

Form W-1H 07/2004
Supplemental Horizontal Well Information

Permit Status: **Approved**

*The RRC has not approved this application.
Duplication or distribution of information is
at the user's own risk.*

APPLICATION FOR PERMIT TO DRILL, RECOMPLETE, OR RE-ENTER

*This facsimile W-1 was generated electronically from data submitted to the RRC.
A certification of the automated data is available in the RRC's Austin office.*

Permit # 908350

Approved Date: Jun 06, 2025

1. RRC Operator No. 100291	2. Operator's Name (exactly as shown on form P-5, Organization Report) KIMMERIDGE TEXAS GAS, LLC	3. Lease Name NEEDMORE-SCIBIENSKI E	4. Well No. 340H
Lateral Drainhole Location Information			
5. Field as shown on Form W-1 HAWKVILLE (AUSTIN CHALK) (Field # 39744250, RRC District 04)			
6. Section 3/86	7. Block	8. Survey CITY OF LAREDO	9. Abstract 232
10. County of BHL WEBB			
11. Terminus Lease Line Perpendiculars 101 ft. from the SE line. and 4799 ft. from the SW line			
12. Terminus Survey Line Perpendiculars 101 ft. from the SE line. and 63057 ft. from the NE line			
13. Penetration Point Lease Line Perpendiculars 104 ft. from the NW line. and 1936 ft. from the SW line			

**RAILROAD COMMISSION OF TEXAS
OIL & GAS DIVISION**

W-1 Comments

Permit Status: **Approved**

*The RRC has not approved this application.
Duplication or distribution of information is at
the user's own risk.*

APPLICATION FOR PERMIT TO DRILL, RECOMPLETE, OR RE-ENTER

*This facsimile W-1 was generated electronically from data submitted to the RRC.
A certification of the automated data is available in the RRC's Austin office.*

Permit # 908350

Approved Date: Jun 06, 2025

[May 30, 2025 12:49 PM]: Commission Staff expresses no opinion as to whether a 100% ownership interest in each of the leases alone or in combination with a "production sharing agreement" confers the right to drill across lease/unit lines or whether a pooling agreement is also required. However, until that issue is directly addressed and ruled upon by a Texas court of competent jurisdiction it appears that a 100% interest in each of the leases and a production sharing agreement constitute a sufficient colorable claim to the right to drill a horizontal well as proposed to authorize the removal of the regulatory bar and the issuance of a drilling permit by the Commission, assuming the proposed well is in compliance with all other relevant Commission requirements.

Issuance of the permit is not an endorsement or approval of the applicant's stated method of allocating production proceeds among component leases or units. All production must be reported to the Commission as production from the lease or pooled unit on which the wellhead is located and reported production volume must be determined by actual measurement of hydrocarbon volumes prior to leaving that tract and may not be based on allocation or estimation. Payment of royalties is a contractual matter between the lessor and lessee. Interpreting the leases and determining whether the proposed proceeds allocation comports with the relevant leases is not a matter within Commission jurisdiction but a matter for the parties to the lease and, if necessary, a Texas court of competent jurisdiction.

The foregoing statements are not, and should not be construed as, a final opinion or decision of the Railroad Commission.; [RRC STAFF Jun 3, 2025 12:10 PM]: There have been problems identified with this permit (see problem letter attachment). Notification sent.; [RRC STAFF Jun 3, 2025 1:03 PM]: There have been problems identified with this permit (see problem letter attachment). Notification sent.; [RRC STAFF Jun 5, 2025 3:43 PM]: Filer submitted a lease plat that shows the entirety of both tracts.; [RRC STAFF Jun 6, 2025 7:29 AM]: Problems identified with this permit are resolved.; [RRC STAFF Jun 6, 2025 7:32 AM]: Exception Admin Approved. 37(h)(2)(B). Own Offset.

Railroad Commission of Texas

PERMIT TO DRILL, RE-COMPLETE, OR RE-ENTER ON REGULAR OR ADMINISTRATIVE EXCEPTION LOCATION

CONDITIONS AND INSTRUCTIONS

Permit Invalidation. It is the operator's responsibility to make sure that the permitted location complies with Commission density and spacing rules in effect on the spud date. The permit becomes invalid automatically if, because of a field rule change or the drilling of another well, the stated location is not in compliance with Commission field rules on the spud date. If this occurs, application for an exception to Statewide Rules 37 and 38 must be made and a special permit granted prior to spudding. Failure to do so may result in an allowable not being assigned and/or enforcement procedures being initiated.

Notice Requirements. Per H.B 630, signed May 8, 2007, the operator is required to provide notice to the surface owner no later than the 15th business day after the Commission issues a permit to drill. Please refer to subchapter Q Sec. 91.751-91.755 of the Texas Natural Resources Code for applicability.

Permit expiration. This permit expires two (2) years from the date of issuance shown on the original permit. The permit period will not be extended.

Drilling Permit Number. The drilling permit number shown on the permit MUST be given as a reference with any notification to the district (see below), correspondence, or application concerning this permit.

Rule 37 Exception Permits. This Statewide Rule 37 exception permit is granted under either provision Rule 37 (h)(2)(A) or 37(h)(2)(B). Be advised that a permit granted under Rule 37(h)(2)(A), notice of application, is subject to the General Rules of Practice and Procedures and if a protest is received under Section 1.3, "Filing of Documents," and/or Section 1.4, "Computation of Time," the permit may be deemed invalid.

Before Drilling

Fresh Water Sand Protection. The operator must set and cement sufficient surface casing to protect all usable-quality water, as defined by the Railroad Commission of Texas (RRC) Groundwater Advisory Unit (GWAU). Before drilling a well, the operator must obtain a letter from the Railroad Commission of Texas stating the depth to which water needs protection, Write: Railroad Commission of Texas, Groundwater Advisory Unit (GWAU). P.O. Box 12967, Austin, TX 78711-3087. File a copy of the letter with the appropriate district office.

Accessing the Well Site. If an OPERATOR, well equipment TRANSPORTER or WELL service provider must access the well site from a roadway on the state highway system (Interstate, U.S. Highway, State Highway, Farm-to-Market Road, Ranch-to-Market Road, etc.), an access permit is required from TxDOT. Permit applications are submitted to the respective TxDOT Area Office serving the county where the well is located.

Water Transport to Well Site. If an operator intends to transport water to the well site through a temporary pipeline laid above ground on the state's right-of-way, an additional TxDOT permit is required. Permit applications are submitted to the respective TxDOT Area Office serving the county where the well is located.

*NOTIFICATION

The operator is **REQUIRED** to notify the district office when setting surface casing, intermediate casing, and production casing, or when plugging a dry hole. The district office MUST also be notified if the operator intends to re-enter a plugged well or re-complete a well into a different regulatory field. Time requirements are given below. The drilling permit number MUST be given with such notifications.

During Drilling

Permit at Drilling Site : A copy of the Form W-1 Drilling Permit Application, the location plat, a copy of Statewide Rule 13 alternate surface casing setting depth approval from the district office, if applicable, and this drilling permit must be kept at the permitted well site throughout drilling operations.

***Notification of Setting Casing :** The operator MUST call in notification to the appropriate district office (phone number shown the on permit) a minimum of eight (8) hours prior to the setting of surface casing, intermediate casing, AND production casing. The individual giving notification MUST be able to advise the district office of the drilling permit number.

***Notification of Re-completion/Re-entry :** The operator MUST call in notification to the appropriate district office (phone number shown on permit) a minimum of eight (8) hours prior to the initiation of drilling or re-completion operations. The individual giving notification MUST be able to advise the district office of the drilling permit number.

Completion and Plugging Reports

Hydraulic Fracture Stimulation using Diesel Fuel: Most operators in Texas do not use diesel fuel in hydraulic fracturing fluids. Section 322 of the Energy Policy Act of 2005 amended the Underground Injection Control (UIC) portion of the federal Safe Drinking Water Act (42 USC 300h(d)) to define "underground injection" to *EXCLUDE* "...the underground injection of fluids or propping agents (*other than diesel fuels*) pursuant to hydraulic fracturing operations related to oil, gas, or geothermal production activities." (italic and underlining added.) Therefore, hydraulic fracturing may be subject to regulation under the federal UIC regulations if diesel fuel is injected or used as a propping agent. EPA defined "diesel fuel" using the following five (5) Chemical Abstract Service numbers: 68334-30-5 Primary Name: Fuels, diesel; 68476-34-6 Primary Name: Fuels, diesel, No. 2; 68476-30-2 Primary Name: Fuel oil No. 2; 68476-31-3 Primary Name: Fuel oil, No. 4; and 8008-20-6 Primary Name: Kerosene. As a result, an injection well permit would be required before performing hydraulic fracture stimulation using diesel fuel as defined by EPA on any well in Texas. Hydraulic fracture stimulation using diesel fuel as defined by EPA on a well in Texas without an injection well permit could result in enforcement action.

Producing Well : Statewide Rule 16 states that the operator of a well shall file with the Commission the appropriate completion report within thirty (30) days after completion of the well or within ninety (90) days after the date on which the drilling operation is completed, whichever is earlier. Completion of the well in a field authorized by this permit voids the permit for all other fields included in the permit unless the operator indicates on the initial completion report that the well is to be a dual or multiple completion and promptly submits an application for multiple completion. All zones are required to be completed before the expiration date on the existing permit. Statewide Rule 40(d) requires that upon successful completion of a well in the same reservoir as any other well previously assigned the same acreage, proration plats and P-15s (if required) must be submitted with no double assignment of acreage.

Dry or Noncommercial Hole : Statewide Rule 14(b)(2) prohibits suspension of operations on each dry or non-commercial well without plugging unless the hole is cased and the casing is cemented in compliance with Commission rules. If properly cased, Statewide Rule 14(b)(2) requires that plugging operations must begin within a period of one (1) year after drilling or operations have ceased. Plugging operations must proceed with due diligence until completed. An extension to the one-year plugging requirement may be granted under the provisions stated in Statewide Rule 14(b)(2).

Intention to Plug : The operator must file a Form W-3A (Notice of Intention to Plug and Abandon) with the district office at least five (5) days prior to beginning plugging operations. If, however, a drilling rig is already at work on location and ready to begin plugging operations, the district director or the director's delegate may waive this requirement upon request, and verbally approve the proposed plugging procedures.

***Notification of Plugging a Dry Hole :** The operator **MUST** call in notification to the appropriate district office (phone number shown on permit) a minimum of four (4) hours prior to beginning plugging operations. The individual giving the notification **MUST** be able to advise the district office of the drilling permit number and all water protection depths for that location as stated in the Texas Commission on Environmental Quality letter.

DIRECT INQUIRIES TO: DRILLING PERMIT SECTION, OIL AND GAS DIVISION

PHONE
(512) 463-6751

MAIL:
PO Box 12967
Austin, Texas, 78711-2967

RAILROAD COMMISSION OF TEXAS OIL & GAS DIVISION

PERMIT TO DRILL, DEEPEN, PLUG BACK, OR RE-ENTER ON A REGULAR OR ADMINISTRATIVE EXCEPTION LOCATION

PERMIT NUMBER 908350	DATE PERMIT ISSUED OR AMENDED 06/06/2025	DISTRICT 04
API NUMBER 42-479-45383	FORM W-1 RECEIVED 05/30/2025	COUNTY WEBB
TYPE OF OPERATION New Drill	WELLBORE PROFILE(S) Horizontal	ACRES 13424.91
OPERATOR KIMMERIDGE TEXAS GAS, LLC 730 TOWN AND COUNTRY BLVD STE 400 HOUSTON, TX 77024-0000 100291		NOTICE This permit and any allowable assigned may be revoked if payment for fee(s) submitted to the Commission is not honored. District Office Telephone No: (361)242-3113
LEASE NAME NEEDMORE-SCIBIENSKI E		WELL NUMBER 340H
LOCATION 18.9 miles NW direction from LAREDO		TOTAL DEPTH 14000
Section, Block and/or SECTION 1462 BLOCK ABSTRACT 502 SURVEY WEBB CSL		
DISTANCE TO SURVEY LINES 285.0 ft NW 13850.0 ft NE		DISTANCE TO NEAREST LEASE LINE null
DISTANCE TO LEASE LINES 285.0 ft NW 1988.0 ft SW		DISTANCE TO NEAREST WELL ON LEASE See FIELD(s) Below

FIELD(s) and LIMITATIONS:

* SEE FIELD DISTRICT FOR REPORTING PURPOSES *

** THIS PERMIT IS GRANTED PURSUANT TO STATEWIDE RULE 37(h)(2)(B) **

FIELD NAME LEASE NAME	ACRES NEAREST LEASE	DEPTH	WELL# NEAREST WELL	DIST
** HAWKVILLE (AUSTIN CHALK)	13424.91	13000	340H	04
NEEDMORE-SCIBIENSKI E			721.0	
WELLBORE PROFILE(s) FOR FIELD: Horizontal				

Terminus Point: TH1 Section: 3/86 Block: Abstract: 232 Survey: CITY OF LAREDO BH County: WEBB

Lease Lines: 101.0 ft SE 4799.0 ft SW

Survey Lines: 101.0 ft SE 63057.0 ft NE

Penetration Lines: 104.0 ft NW 1936.0 ft SW

This is a hydrogen sulfide field. This well shall be drilled in accordance with SWR 36.

' ** ' PRECEDING FIELD NAME INDICATES RULE (R37)

THE FOLLOWING RESTRICTIONS APPLY TO ALL FIELDS

This well shall be completed and produced in compliance with applicable special field or statewide spacing and density rules. If this well is to be used for brine mining, underground storage of liquid hydrocarbons in salt formations, or underground storage of gas in salt formations, a permit for that specific purpose must be obtained from Environmental Services prior to construction, including drilling, of the well in accordance with Statewide Rules 81, 95, and 97.

This well must comply to the new SWR 3.13 requirements concerning the isolation of any potential flow zones and zones with corrosive formation fluids. See approved permit for those formations that have been identified for the county in which you are drilling the well in.


Railroad Commission of Texas
Oil and Gas Division
SWR #13 Formation Data
WEBB (479) COUNTY

Formation	Remarks	Geological Order	Effective Date
CATAHOULA-FRIO	injection/disposal	1	01/01/2014
JACKSON	injection/disposal	2	01/01/2014
YEGUA	injection/disposal	3	01/01/2014
COOK MOUNTAIN		4	01/01/2014
QUEEN CITY	injection/disposal; possible lost circulation	5	01/01/2014
WILCOX	injection/disposal	6	01/01/2014
ESCONDITO	injection/disposal; H2S	7	01/01/2014
OLMOS	injection/disposal	8	01/01/2014
EAGLE FORD SHALE		9	01/01/2014
EDWARDS LIMESTONE	H2S	10	01/01/2014
SLIGO	H2S	11	01/01/2014

The above list may not be all inclusive, and may also include formations that do not intersect all wellbores. The listing order of the Formation information reflects the general stratigraphic order and relative geologic age. This is a dynamic list subject to updates and revisions. It is the operator's responsibility to make sure that at the time of spudding the well the most current list is being referenced. Refer to the RRC website at the following address for the most recent information. <http://www.rrc.texas.gov/oil-gas/compliance-enforcement/rule-13-geologic-formation-info>

← → O % oeaaa.faa.gov/oeaaa/oe3a/main/#/noticePrescreen

☰ The Railroad Comm... DocVue -Home S Wellview Inspenty Portal | Lo... PG Degrees Minutes Se... ProCount Q TXDOT RULIS KTG GIS

 **Obstruction Evaluation/Airport Airspace Analysis (OE/AAA)**


Pre-Screening Tool


< Use this tool to pre-screen your structure to determine if your proposed construction or alteration project requires notice to

☐ Show Obstacles


Structure Type

☐ On Airport ☐ This structure is a frequency emitter

Latitude	Longitude	Datum	Height	Site Elevation	
✓ 27.725872	-99.709997	NAD83	▼ 180	562	

 Find Coordinates by Address

Based on the information you provided, you are not required to file notice with the FAA.



Home
Reports
Search
Download
Pre-Screening Tool
Tools
FAQ & Resources



CERTIFICATE OF LIABILITY INSURANCE

10/1/2025

DATE (MM/DD/YYYY)

10/1/2024

THIS CERTIFICATE IS ISSUED AS A MATTER OF INFORMATION ONLY AND CONFERS NO RIGHTS UPON THE CERTIFICATE HOLDER. THIS CERTIFICATE DOES NOT AFFIRMATIVELY OR NEGATIVELY AMEND, EXTEND OR ALTER THE COVERAGE AFFORDED BY THE POLICIES BELOW. THIS CERTIFICATE OF INSURANCE DOES NOT CONSTITUTE A CONTRACT BETWEEN THE ISSUING INSURER(S), AUTHORIZED REPRESENTATIVE OR PRODUCER, AND THE CERTIFICATE HOLDER.

IMPORTANT: If the certificate holder is an ADDITIONAL INSURED, the policy(ies) must have ADDITIONAL INSURED provisions or be endorsed. If SUBROGATION IS WAIVED, subject to the terms and conditions of the policy, certain policies may require an endorsement. A statement on this certificate does not confer rights to the certificate holder in lieu of such endorsement(s).

producer LOCKTON COMPANIES, LLC 3657 BRIARPARK DRIVE, SUITE 700 HOUSTON TX 77042 866-260-3538	CONTACT NAME: PHONE (A/C, No, Ext): FAX (A/C, No): E-MAIL ADDRESS: <table style="width: 100%;"> <tr> <th style="text-align: center;">INSURER(S) AFFORDING COVERAGE</th> <th style="text-align: center;">NAIC#</th> </tr> <tr> <td>insurer a: Underwriters at Lloyds of London</td> <td>10736</td> </tr> <tr> <td>insurer b: National Liability & Fire Insurance Co</td> <td>20052</td> </tr> <tr> <td>insurer c: Lloyd's Synd 1183 (Talbot Undwr Ltd)</td> <td></td> </tr> <tr> <td>insurer d: QBE UK Limited</td> <td></td> </tr> <tr> <td>INSURER E:</td> <td></td> </tr> <tr> <td>INSURER F:</td> <td></td> </tr> </table>	INSURER(S) AFFORDING COVERAGE	NAIC#	insurer a: Underwriters at Lloyds of London	10736	insurer b: National Liability & Fire Insurance Co	20052	insurer c: Lloyd's Synd 1183 (Talbot Undwr Ltd)		insurer d: QBE UK Limited		INSURER E:		INSURER F:	
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insurer c: Lloyd's Synd 1183 (Talbot Undwr Ltd)															
insurer d: QBE UK Limited															
INSURER E:															
INSURER F:															

COVERAGES

CERTIFICATE NUMBER: 21025680

REVISION NUMBER: XXXXXXXX

THIS IS TO CERTIFY THAT THE POLICIES OF INSURANCE LISTED BELOW HAVE BEEN ISSUED TO THE INSURED NAMED ABOVE FOR THE POLICY PERIOD INDICATED. NOTWITHSTANDING ANY REQUIREMENT, TERM OR CONDITION OF ANY CONTRACT OR OTHER DOCUMENT WITH RESPECT TO WHICH THIS CERTIFICATE MAY BE ISSUED OR MAY PERTAIN, THE INSURANCE AFFORDED BY THE POLICIES DESCRIBED HEREIN IS SUBJECT TO ALL THE TERMS, EXCLUSIONS AND CONDITIONS OF SUCH POLICIES. LIMITS SHOWN MAY HAVE BEEN REDUCED BY PAID CLAIMS.

INSR LTR	TYPE OF INSURANCE	ADDL INSD	SUBR WVD	POLICY NUMBER	POLICY EFF (MM/DD/YYYY)	POLICY EXP (MM/DD/YYYY)	LIMITS
A	<input checked="" type="checkbox"/> COMMERCIAL GENERAL LIABILITY <input type="checkbox"/> CLAIMS-MADE <input checked="" type="checkbox"/> OCCUR GEN'L AGGREGATE LIMIT APPLIES PER: <input checked="" type="checkbox"/> POLICY <input type="checkbox"/> PROJECT <input type="checkbox"/> LOC OTHER:	Y	Y	USGL1513377	10/1/2024	10/1/2025	EACH OCCURRENCE \$ 1,000,000 DAMAGE TO RENTED PREMISES (Ea occurrence) \$ 505000 MED EXP (Any one person) \$ 5,000 PERSONAL & ADV INJURY \$ 1,000,000 GENERAL AGGREGATE \$ 2,000,000 PRODUCTS - COMP/OP AGG \$ 2,000,000 \$
B	AUTOMOBILE LIABILITY <input type="checkbox"/> ANY AUTO <input type="checkbox"/> OWNED AUTOS ONLY <input type="checkbox"/> HIRED AUTOS ONLY <input checked="" type="checkbox"/> SCHEDULED AUTOS NON-OWNED AUTOS ONLY	N	N	73APB009705	10/1/2024	10/1/2025	COMBINED SINGLE LIMIT (Ea accident) * 1,000,000 BODILY INJURY (Per person) \$ XXXXXXXX BODILY INJURY (Per accident) \$ XXXXXXXX PROPERTY DAMAGE (Per accident) \$ XXXXXXXX \$ XXXXXXXX
A C D	<input checked="" type="checkbox"/> UMBRELLA LIAB <input checked="" type="checkbox"/> OCCUR <input checked="" type="checkbox"/> EXCESS LIAB <input type="checkbox"/> CLAIMS-MADE <input type="checkbox"/> DED <input type="checkbox"/> RETENTION \$	Y	Y	USUMB1513378 CRG355513A24 F24XS2H16423	10/1/2024 10/1/2024 10/1/2024	10/1/2025 10/1/2025 10/1/2025	EACH OCCURRENCE \$ 25,000,000 AGGREGATE \$ 25,000,000 \$ XXXXXXXX
	WORKERS COMPENSATION AND EMPLOYERS' LIABILITY ANY PROPRIETOR/PARTNER/EXECUTIVE OFFICER/MEMBER EXCLUDED? (Mandatory in NH) If yes, describe under DESCRIPTION OF OPERATIONS below	Y;N	N/A	NOT APPLICABLE			PER STATUTE <input type="checkbox"/> OTH-ER <input type="checkbox"/> E.L. EACH ACCIDENT \$ XXXXXXXX E.L. DISEASE - EA EMPLOYEE \$ XXXXXXXX E.L. DISEASE - POLICY LIMIT \$ XXXXXXXX
A A A	Operators Extra Expense Pollution XS Pollution	Y	Y	GSRWEL1705038 PEN4690524AA PEN4690624AA	10/1/2024 10/1/2024 10/1/2024	10/1/2025 10/1/2025 10/1/2025	See Attached \$1M Occur., \$2M Agg. \$4M Occur., \$4M Agg.

DESCRIPTION OF OPERATIONS / LOCATIONS / VEHICLES (ACORD 101, Additional Remarks Schedule, may be attached if more space is required)

CERTIFICATE HOLDER

CANCELLATION See Attachment

21025680
For Information Purposes Only

SHOULD ANY OF THE ABOVE DESCRIBED POLICIES BE CANCELLED BEFORE THE EXPIRATION DATE THEREOF, NOTICE WILL BE DELIVERED IN ACCORDANCE WITH THE POLICY PROVISIONS.

AUTHORIZED REPRESENTATIVE

Permit Bond

KNOW ALL MEN BY THESE PRESENTS, that we, Kimmeridge Texas Gas, LLC, as PRINCIPAL, and U.S. Specialty Insurance Company as SURETY (authorized to do business in the State of Texas) are held and firmly bound unto THE CITY OF LAREDO, TEXAS, as OBLIGEE, in the penal sum of One Hundred Thousand Dollars (\$100,000.00), for the payment of which sum well and truly to be made, we bind ourselves, our heirs, executors, administrators, and successors, jointly and severally, firmly by these presents.

WHEREAS, the Surety represents it is duly authorized by the proper authorities to transact the business of indemnity and suretyship in the state where it executed this Bond, and represents it is qualified to be surety and guarantor on bonds and undertakings, which certificate has not been revoked; and

WHEREAS, the Surety represents it has duly executed a Power of Attorney, appointing the hereinafter named representative as its duly authorized deputy, as the true and lawful Attorney-in-Fact of such Surety, as evidenced by the Power of Attorney attached hereto.

THE CONDITION OF THIS OBLIGATION IS SUCH that the Principal will make payment and reimburse said Obligee for any expenditures made by the Obligee as a result of damages sustained to streets, curbs, gutters, water lines, fire hydrants, and other public property, occasioned in any manner by the principal, his agents, employees, servants, and contractors, under the jurisdiction of the Obligee by virtue of the operation of any equipment by the said Principal, for which a permit is issued to operate.

NOW THEREFORE, if the principal shall well and truly perform and fulfill all the undertakings, covenants, terms, conditions, and agreements of said permit as granted by the Obligee, then this obligation to be void; otherwise to remain in full force and virtue.

PROVIDED, HOWEVER, that the Surety herein shall have the right to withdraw as Surety from this Bond and may do so by giving the Principal and the Obligee (30) thirty days written notice to that effect, and at the end of said (30) day notice, the liability of the Surety except as to liabilities or indebtedness already incurred or accrued, shall cease, and this Bond shall thereupon terminate and no longer be in force or effect. Notwithstanding the foregoing, this Bond may be replaced by another bond executed by a surety duly authorized by the proper authorities to transact the business of indemnity and suretyship (as stated above) and such replacement bond shall assume any and all liabilities under this Bond whether past, present and/or future and this Bond shall thereupon immediately terminate and no longer be in force or effect for any liability whatsoever. Lastly, Surety's liability under this Bond shall also terminate upon a written release granted by Obligee.

IT IS FURTHER PROVIDED that regardless of the length of time this bond remains in effect and/or number of claims by the Obligee, the aggregate liability of the Surety hereon shall in no event exceed the Penal Sum of this Bond. Upon payment of any amount by the Surety to the Obligee, the Surety's liability hereunder shall be reduced by the amount of such payment. Surety's liability shall terminate in its entirety upon payment or payments equaling the Penal Sum and this Bond shall at such time no longer be in force or effect.

IN WITNESS WHEREOF, the above-bounded parties have executed this instrument this 22nd day of July, 2025, the name of each being hereto affixed and duly signed by its undersigned representative, pursuant to authority of its governing body.

Kimmeridge Texas Gas, LLC

By:  _____

Matthew Pierce - Authorized Signatory
Name/Title

U.S. Specialty Insurance Company

By:  _____

Meredith K. Anderson, Attorney-in-Fact
Name/Title

GROUNDWATER PROTECTION DETERMINATION

Form GW-2



Groundwater Advisory Unit

Date Issued: 06 June 2025**GAU Number:** 396551

Attention: KIMMERIDGE TEXAS GAS, LLC
 730 TOWN AND COUNTRY
 HOUSTON, TX 77024

Operator No.: 100291

API Number: 47945382
County: WEBB
Lease Name: NEEDMORE-SCIBIENSKI D
Lease Number:
Well Number: 140H
Total Vertical: 15000
Latitude: 27.725583
Longitude: -99.709672
Datum: NAD27

Purpose: New Production Well**Location:** Survey-WEBB CSL; Abstract-502; Section-1462

To protect usable-quality groundwater at this location, the Groundwater Advisory Unit of the Railroad Commission of Texas recommends:

The base of usable-quality water that must be protected is estimated to occur at a depth of 1900 feet below the land surface. Moreover, the interval from the land surface to a depth of 100 feet and the fresh water contained in the Carrizo from a depth of 1200 feet to 1600 feet must be isolated from water in overlying and underlying beds.

This recommendation is applicable to all wells within a radius of 1500 feet of this location.

Note: Unless stated otherwise, this recommendation is intended to apply to all wells drilled within 200 feet of the subject well. Unless stated otherwise, this recommendation is for normal drilling, production, and plugging operations only.

This determination is based on information provided when the application was submitted on 06/06/2025. If the location information has changed, you must contact the Groundwater Advisory Unit, and submit a new application if necessary. If you have questions, please contact us at 512-463-2741 or gau@rrc.texas.gov.

Groundwater Advisory Unit, Oil and Gas Division

Form GW-2 P.O. Box 12967 Austin, Texas 78771-2967 512-463-2741 Internet address: www.rrc.texas.
 Rev. 02/2014

EXHIBIT "A"**KIMMERIDGE TEXAS GAS, LLC****PROPOSED SURFACE USE PLAT**

NEEDMORE 140H & 340H

SITUATED IN

SURVEY 1462, WEBB COUNTY SCHOOL LAND, ABSTRACT 502

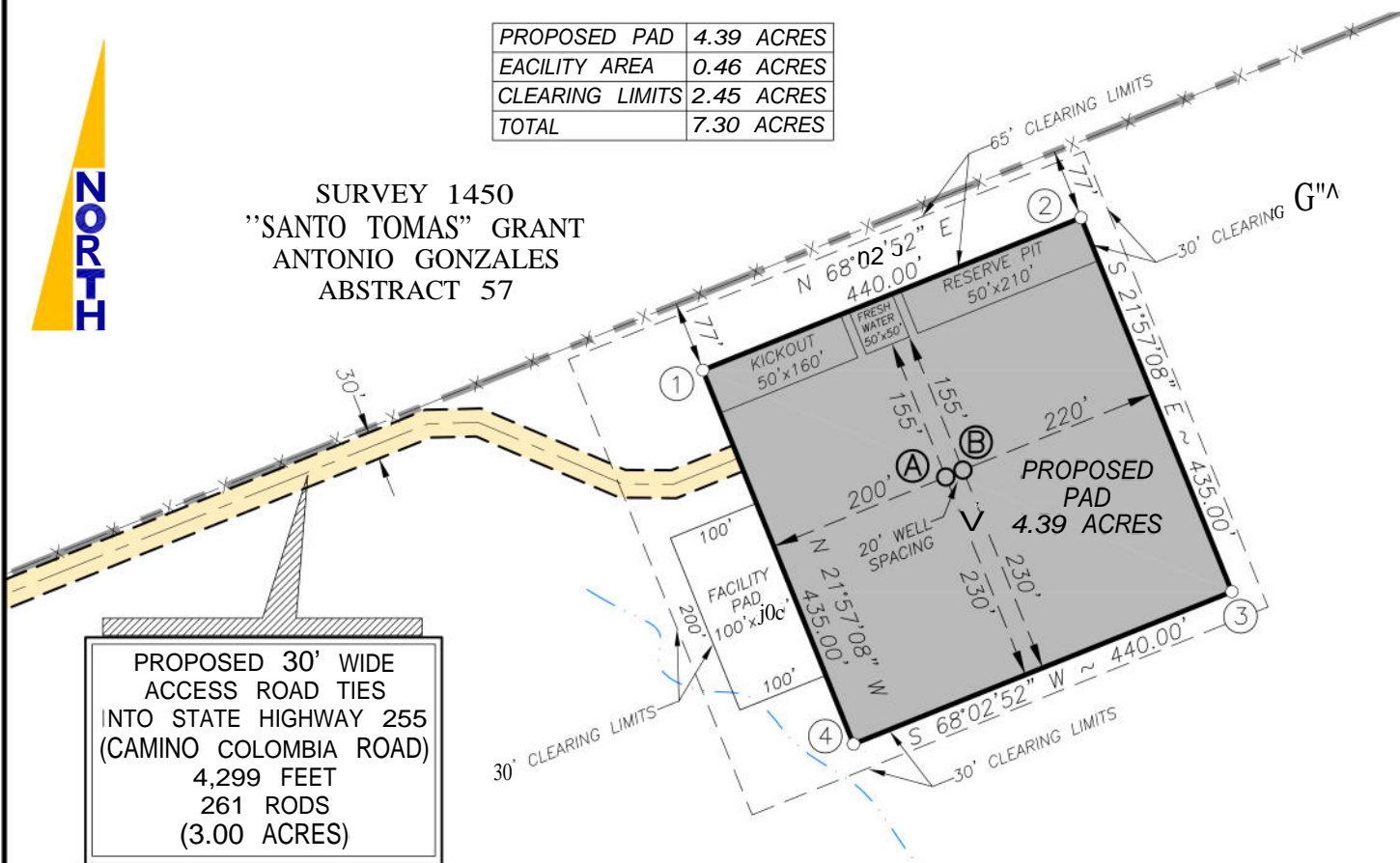
WEBB COUNTY, TEXAS

PAD CORNER INFORMATION			
CORNER No.	STATE PLANE TX-S NAD27	GEOGRAPHIC NAD83	ELEV.
○	X = 1608390.30 Y = 750373.87	LAT: 27°43'34.26" LONG: 99°42'38.92"	569.4'
②	X = 1608798.40 Y = 750538.35	LAT: 27°43'35.93" LONG: 99°42'34.39"	562.5'
③	X = 1608961.01 Y = 750134.89	LAT: 27°43'31.95" LONG: 99°42'32.54"	556.9'
④	X = 1608552.92 Y = 749970.40	LAT: 27°43'30.28" LONG: 99°42'37.06"	559.3'

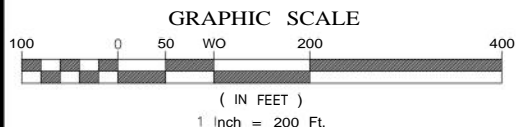
WELL INFORMATION				
WELL NAME		STATE PLANE TX-S NAD27	GEOGRAPHIC NAD83	ELEV.
Ⓐ	NEEDMORE 140H	X = 1608652.42 Y = 750258.50	LAT: 27°43'33.14" LONG: 99°42'35.99"	561.8'
Ⓑ	NEEDMORE 340H	X = 1608670.90 Y = 750266.01	LAT: 27°43'33.22" LONG: 99°42'35.78"	560.0'

PROPOSED PAD	4.39 ACRES
FACILITY AREA	0.46 ACRES
CLEARING LIMITS	2.45 ACRES
TOTAL	7.30 ACRES

SURVEY 1450
"SANTO TOMAS" GRANT
ANTONIO GONZALES
ABSTRACT 57



SURVEY 1462
WEBB COUNTY SCHOOL LAND
ABSTRACT 502
WEBB COUNTY, TEXAS



HOWLAND
ENGINEERING AND SURVEYING CO.

TBPE Firm Registration No. F-4097 TBPLS Firm Registration No. 100464-00 TBPLS Firm Registration No. 10194361
7615 N. Bartlett Avenue, 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
www.howlandcompanies.com

WARNING: BASIS OF BEARING: G.P.S. Tx. South Zone, N.A.D.-27.

THIS PLAT MAY NOT SHOW ALL CROSSINGS OF PIPELINES OR CABLES. HOWLAND ENGINEERING AND SURVEYING CO., INC. ASSUMES NO RESPONSIBILITY TO LOCATE PIPELINE OR CABLE CROSSINGS. NO CLAIM IS HEREBY MADE REGARDING CURRENT OR ACTUAL SURFACE/MINERAL FEE OWNERSHIP OR LESSOR. THIS DRAWING IS MADE EXCLUSIVELY FOR KIMMERIDGE TEXAS GAS, LLC.

LEGEND

— PAD LINE
— PENCE LINE
— SURVEY LINE
— CREEK

Revision	Date
1	04-25-25
2	05-07-25
3	
4	
5	

FIELD DATE	BOOK	PAGE(s)
04-15-25	1182	12-13
04-17-25	1182	15
04-21-25	1182	18
04-29-25	1182	26-27
05-01-25	1182	29

DRAWN BY:	L.TREVINO
CHECKED BY:	J.SEGOVIA
JOB No.	26936-25
SHEET:	1 OF 1

Attachment 4:

Drill and complete two (2) horizontally drilled oil and gas wells.

Drilling description:

Needmore-Scibienski D 140H / E 340H Pod

The two wells pad with a surface location north of SH 255 in Survey 1462 Webb County School Land Abstract 502 in Webb County, Texas, will be drilled in the 3rd quarter of 2025 using a rig contracted to Kimmeridge Texas Gas, LLC. The pod will be new construction with new facilities and pipeline infrastructure built as required. The target formation for the 140H well is the Eagle Ford Shale and the 340H is the Austin Chalk. The wells will be batch drilled with the surface section of both wells drilled prior to the intermediate of the 340H and last the production sections of both wells. The wells are estimated to require 22 days to drill to total depth of approximately 30,000' measured depth.

Completion description:

"The completion is designed as a slickwater stimulation with 118 stages per well. The duration of the completion phase will be approximately 47 days."

Needmore 12" Pipeline

The pipeline will connect the Needmore-Scibienski D 140H / E 340H wells and other future wells to an existing 10" KTG gathering system located 2.5 miles Southeast of the well pad. The pipeline starting point is at the well pad which has a surface location north of SH 255 in Survey 1462 Webb County School Land Abstract 502 in Webb County, Texas. The pipeline terminates at an existing 10" gathering pipeline above ground riser at 27°42'36.45"N , 99°41'2.40"W coordinates. The pipeline construction will be performed by a contractor under the supervision of Kimmeridge Texas Gas, LLC. The pipeline will be designed to a maximum operating pressure of 1440psig and buried such that the top of pipe will be 6' below grade on the portion within the Laredo city limits. The pipeline has a 12.75 outside diameter, a .375" wall thickness, and has a fusion

bonded epoxy coating on the pipe exterior for corrosion protection. In addition to the coating, we will install cathodic protection on the pipeline for corrosion prevention. The pipeline will have additional above ground appurtenances for future production facility connections and to facilitate pipeline pigging operations.

See attached Plats and Field Notes labeled Exhibit "A" and "B".



Kimmeridge Texas Gas

730 Town & Country Blvd
Suite 400
Houston, Texas 77024
713.600.6000
www.ktgllc.com

The undersigned, on behalf of Kimmeridge Texas Gas, LLC ("KTG"), hereby states as follows:

Pursuant to Section 24.73-4, the following is an inventory of drilling equipment to be utilized for the drilling of the Needmore-Scibienski D 140H and Needmore-Scibienski E 340H wells:

- Rig Type: Tier-1 1500 HP Super-Spec Walking Rig
- Derrick & Hoisting System: Capable of 750,000 lb hookload rating
- Mud System: 7,500 psi fluid system powered by three (3) x 1,600 HP mud pumps
- Top Drive: High-Torque Top Drive
- Engines/Power: Four (4) x Caterpillar 3512 generators
- Blowout Prevention Equipment (BOP Stack):
 - o Two (2) x 13-5/8" 10M pipe rams
 - o One (1) x 13-5/8" 10M blind ram
 - o One (1) x 13-5/8" 5M annular
- Other Necessary Appurtenant Equipment: All ancillary controls, monitoring systems, and equipment necessary for safe and compliant drilling operations.

Signed on this the 22nd day of July, 2025.

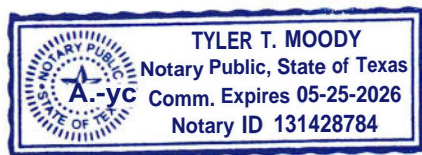
KIMMERIDGE TEXAS GAS, LLC

By:

Jacob Folz, Drilling Manager

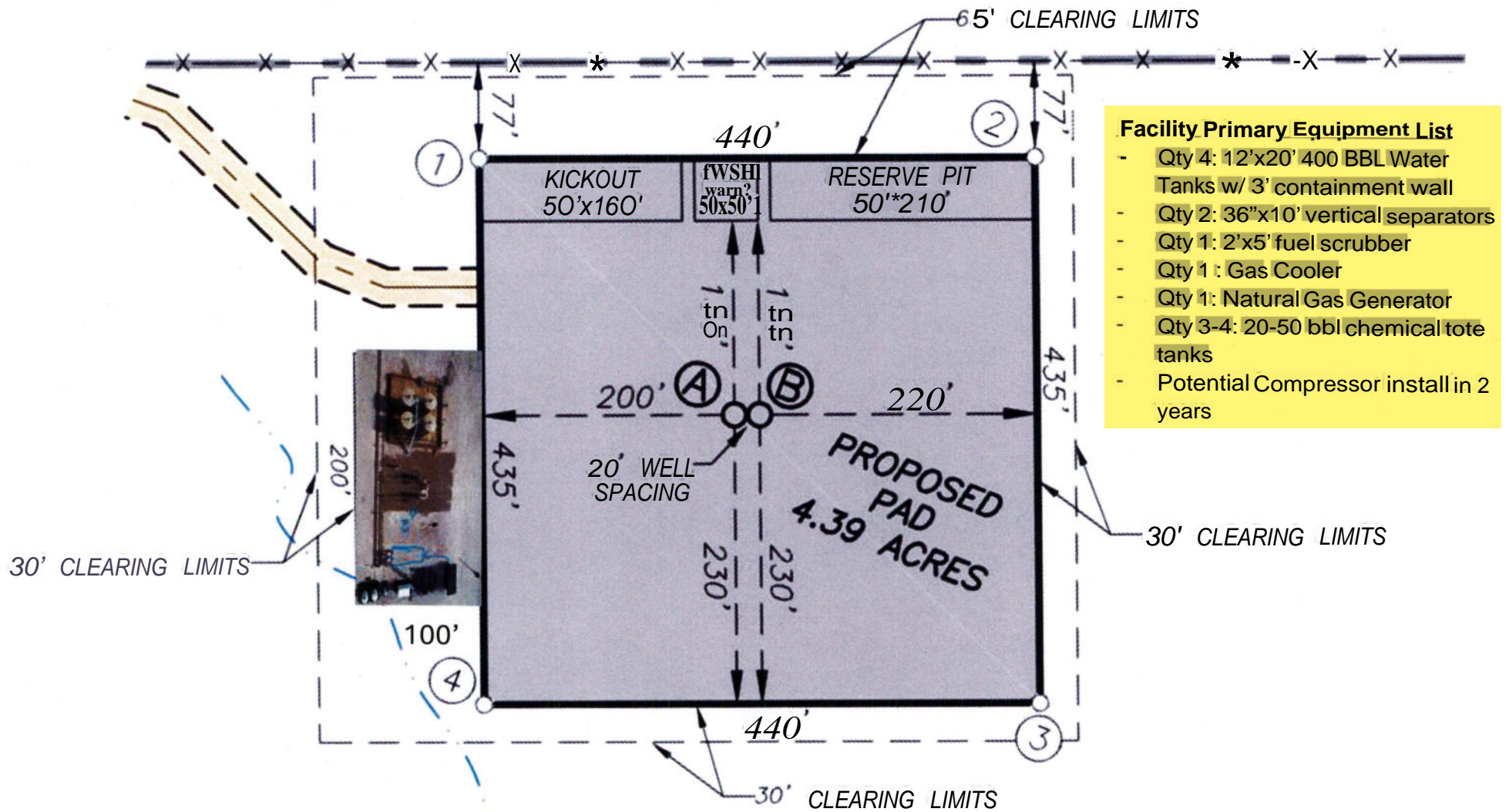
THE STATE OF TEXAS §
COUNTY OF HARRIS §

Subscribed and sworn to before me, by Jacob Folz, Drilling Manager, Kimmeridge Texas Gas, LLC, this 22nd day of July, 2025, in the capacity stated.



Notary Public in and for the State of TEXAS

Exhibit 10





730 Town & Country Blvd
Suite 400
Houston, Texas 77024
713.600.6000
www.ktgllc.com

June 24, 2025

The undersigned, on behalf of Kimmeridge Texas Gas, LLC ("KTG"), hereby states as follows:

1. KTG agrees to present any evidence to the Laredo City Council, in addition to that which is required under Section 24-73 of the Land Development Code, as may be requested by the City Council.
2. To the best of KTG's belief, the proposed drilling, completion, and production operations can be conducted safely.
3. KTG hereby authorizes the City of Laredo to expend such funds as may be necessary under the direction and advice of the Texas Railroad Commission, under the circumstances, to regain well control.
4. KTG hereby agrees to file with the Office of the Superintendent and/or Planning and Zoning Department the reports required under Section 24-73 of the Land Development Code.

Signed on this the 24 day of June, 2025.

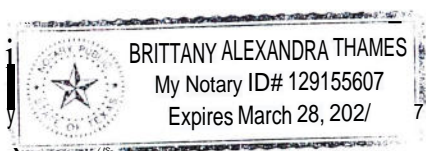
KIMMERIDGE TEXAS GAS, LLC

By:

Tanner Sykes, VP – Land & Legal

THE STATE OF TEXAS §
COUNTY OF HARRIS §

Subscribed and sworn to before me, by Tanner Sykes, Vice President – Land & Legal, Kimmeridge Texas Gas, LLC, this 24th day of June, 2025, in the capacity stated.



[Signature]
Notary Public in and for the State of TEXAS

Exhibit 12

Needmore Scibienski D 140H		State: Texas		X Coord: 1608652		Directional: MWD:		Needmore Scibienski D 140H		Kimmeridge Texas							
PI #: Nabors X33		County: Webb		Y Coord: 750258		MWD: 32.5											
FE: 42-479-45382		GAU#: 386551		RKB: 32.5		Mud: 32.5											
7milt No: 481		Drill Order: TSD		Grd Lvl: 285		Cement:											
908348																	
BHA Information		Drilling Parameters		Formation Tops		Casing and Cement Design		Mud		Cement							
24 - 30 1 5.5" DP (Delta576) X/O 6.5/8" REG pin, Delta544 box 2 8" NMDC Stick 1 UBHO 1 11-3/4" 3 Blade Spiral Stabilizer Motor 8-3/8" 7/8 7.0 FBM 1.5" (11-3/4" NBS) (0.18 RPO) (PV FT-003) Bit 13.5" TSD		TD RPM: 50 - 100 RPM Max WOB: 80 kbs Max ROP: 1500 ft/hr Max Torque: < 38K ft-lbs Max DiffP: 1,550 psi Flow Rate: 900GPM		MD TVD 1,900' MD 1,900' TVD GAU 1,000' - 1,600' 1,000' - 1,600' Carizo		Cellar Dimension: 8' x 8' Conductor: 20' at 120' Top of Lead Surface Top of Tail 3160' MD 10 3/4" Shoe: 3,950' MD Expected FIT: 14.5 ppg EMW		Surface Hole - Fresh Water Density (ppg): 84-9.5 PV (cP): 1-3 YP (lb/100ft2): 1-3 LGS %: <6% pH: 6.5 - 7.0 FV: 28-32 Pre-Treat with 64x 5 gal soap and 1.0 ppb SAPP; 4 sbs SAPP / 5 sds; 3 soap and 2 SAPP sticks per stand		Surface Cement to Surface System: Fluid: Spacer H2O Lead ECONOCEM Tail HALCEMI Dis FV Volume (bbl): 50 12 15 8.1 Density (ppg): 8.3 12 15 1.06 Yield (ft3/sk): n/a 1.92 1.06 Mix H2O (gal/sk): n/a 11.02 5.06 100% Excess Lead / 30% Excess Tail Surface Lead Cement							
Have a backup 8-3/8" 7/8 7.0 FBM 1.5" (11-3/4" NBS) and 8-3/8" 7/8 7.0 FBM 2.00" (Slick)		Confirm DAS Optimization Mode Parameters per DAS Roadmap		3,585' MD 3,577' TVD Lobo 6 3,847' MD 3,838' TVD Lobo 6 Base 4,682' MD 4,667' TVD Navaro 4,702' MD 4,687' TVD Navaro Base 4,929' MD 4,910' TVD Escondido 3 5,084' MD 5,061' TVD Escondido 3 Base 5,992' MD 5,946' TVD Olmos 7,212' MD 7,127' TVD Olmos B 7,808' MD 7,705' TVD Olmos C 8,590' MD 8,467' TVD San Miguel 8,697' MD 8,573' TVD San Miguel Base 9,583' MD 9,454' TVD Anacacho 10,124' MD 9,906' TVD Austin Chalk 10,675' MD 10,415' TVD Lower Eagleford		KOP Curve: 9929' MD EOC: 10,975' MD Curve built on Catenary: DLS		Drilling Treatment 4 sbs SAPP / 5 stands drilled Water and fluid (except cement) other stand		ECONOCEM Cement Top of Lead: Surface Surface Tail Cement HALCEMI Cement Tail Fill: 790' MD Top of Tail: 3,160' MD Displace with fresh water							
Confirm BHA with engineer(s) prior to P/U		TD RPM: 50 - 80 RPM Max WOB: 75 kbs Max ROP: 500 ft/hr Max Torque: < 38K ft-lbs Max DiffP: 1,635 psi Flow Rate: 650 - 750 GPM		TD RPM: 0 - 30 RPM Max WOB: 75 kbs Max ROP: 500 ft/hr Max Torque: < 38K ft-lbs Max DiffP: 1,635 psi Flow Rate: 650 - 750 GPM		DLAT: 19,316' MD TD: 30,291' MD BHCT at TD: 330' F		Production Hole - OBM (Clay Free) Density (ppg): 11.5-13.5 PV (cP): 20-25 YP (lb/100ft2): >10 LGS %: <8% HTHP: <10 ES: >600 OWR: 75/25		Production Hole System: Tuned Spacer Primary THERMACEM Dis NaC Fluid: 75 n/a Volume (bbl): 14.5 n/a 14.8 10.1 Density (ppg): n/a n/a 1.337 Yield (ft3/sk): n/a n/a 5.7 Mix H2O (gal/sk): n/a n/a 20% Excess on Primary Cement / TOC 2,000' inside casing Primary Cement THERMACEM HR-12 2 lb/s % Estimated TOC: 1,950' MD Displace first 5 bbls with HR-25 treated water (Retarder Water), drop plug displace 35 bbls HR-25 treated water, remaining displacement with 10.0W Na brine (with biocide). Rupture disc/plug and overdisplace by 15 bbl							
5.5" TSD555 x 5.875" Delta576 1 Drill n Ream 1 (1) Joint of 5.5" DP (TSD555) 1 Float Sub Motor 7" 5/8 8.6 w/ 8.25" NBS 1 RipSick 1 Filter Sub 1 NMPC 1 8.5" NM Spiral Stab 1 NMDC 1 HF Shockmiser RSS PD Orbit w/ 8.5" stab Bit 8.75" TSD (TFA 0.664)		TD RPM: 70 - 80 RPM Max WOB: 75 kbs Max ROP: 500 ft/hr Max Torque: < 38K ft-lbs Max DiffP: 1,635 psi Flow Rate: 650 - 750 GPM Utilize DAS DMP and Temp Derating Confirm DAS Optimization Mode Parameters per DAS Roadmap		TD RPM: 70 - 80 RPM Max WOB: 75 kbs Max ROP: 500 ft/hr Max Torque: < 38K ft-lbs Max DiffP: 1,635 psi Flow Rate: 650 - 750 GPM		WELL LAYOUT		Weight up Schedule Drill Out 11.5 Tangent 11.5-12.0 Curve 12.0-13.0 Lateral (TD) 13.0-13.5									
Wellhead and Casing Information																	
Casing	Length (from KB)	OO	Weight	Grade	Connection	Minimum MUT ft/lbs	Optimum MUT ft/lbs	Max MUT ft-lbs	Max Operating Torque ft-lbs	ID	Tensile kips	Collapse psi	Burst psi	Shoetrack # of Jts	Centralizers	Necessary Equipment/Personnel	
Conductor	120'	20"		J55	Welded					19.25					N/A	N/A	
Surface	3,950	10 3/4"	45.5#		BTC			Triangle		9,950	715	2,090	3,580	2	Bowstring every other joint to surface (Rig Bid)	CRT	
Production (Top)	Surface - 7,000'	5 1/2"	23#	VA-XP-P110	TEC-LOCK WEDGE (TLW)	15,100	18,800	41,100	41,100	4.67	729	15,650	15,770	-	One single piece bow centralizer every other joint from shoe to 2,000' inside Surface Cag (Eagle Ford / Olmos)	CRT / Torque Turn / Thread Rep	
Production (Bottom)	7,000' - 30,291'	5 1/2"	23#	VA-EP-P110	TEC-LOCK WEDGE (TLW)	16,600	20,700	44,700	44,700	4.67	759	16,350	16,510	Wetshoe (TLW)	One single piece bow centralizer every other joint from shoe to 2,000' inside Surface Cag (Eagle Ford / Olmos)	CRT / Torque Turn / Thread Rep	
Wellhead Data																	
Floatation Sub	(Arsenal) 5-1/2" 23# STANDARD body with TLW connection and 8,500 psi Burst Disk. Placed at the base of the curve.													Type	Cactus CTF-Q		
Marker Joints	First marker joint run 4 joints back from wet shoe (175' back) Second marker joint placed 2 joints above the floatation sub.													Casing Head	9-5/8" 5MI		
Wetshoe Plug	Arsenal Wetshoe Displacement Plug - 5.5" x 3.75" Dual Latch-In with 2,500 psi Burst Rating													Mandrel Hanger	Stainless Steel Solid Body with Tec-Lock Wedge		
Drawn By:	Jason Argueta			Date:	7/22/2025			Version:	1			Well Plan Version:			Tubing Head	11" 5Kx 5-1/8" 15M FFTrim	
														BPV	4-13/16" Type H		

Exhibit 12

Needmore Scibienski E 340H		State: Texas	X Coord: 1,608,671	Directional: MWD: Mud: Cement:
Nabors X33		County: Webb	Y Coord: 750,266	
42 479-45383		GAU#: 396551	RKB: 32.50	
482		Drill Order: TBO	Grid Lvl: 285	
mit No: 908350				
BHA Information		Drilling Parameters	Formation Tops	Logging and Cement Design
24-30 5.5" DP (Delta576) 2 5.5" HWDP (TSD555) 1 8" NMDC Slick 1 UBHO 1 8" Shock Sub (6-5/8 Reg) 1 17" Straight Blade Stabilizer Motor 1.50" 9-5/8" x 8-3/4" 7/8 7.0 FBH with 1/2" UG NBS (0.18 RPO) with float Bit 17.5" TSD (6 x 125; TFA: 0.66)		TDRPM: 50-80 RPM Max WOB: 20-40 lbs Max ROP: 200-500 ft/hr Max Torque: <38Kft-lbs Max DiffP: 1,600 psi Flow Rate: 900-1,000 GPM Confirm DAS Optimization Mode Parameters per DAS Roadmap	MD TVD 1,900' MD 1,900' TVD GAU	Cellar Dimension: 8' x 8' Conductor: 20' at 120' Surface Casing Cement Tops Top of Lead Surface Top of Tail 1,600' MD Surface Casing MUST be set 0'-200' below GAU unless exception granted 13 3/8" Shoe: 2,000' MD Expected FIT: 13.5 ppg EMW Intermediate Casing Cement Tops Top of Lead Surface Top of Tail 8,025' MD
24-30 5.875" DP (Delta576) 2 5.5" HWDP (GPDSS5) 1 Float Sub, UBHO XF, (2) 8" NMDC Slick 1 Roller Reamer 1 8-3/4" 7/8 7.0 1 12-1/8" NM Spiral Stabilizer 1 Filter Sub RSS PD Orbit 900 Bit 12.25" TSD (6 x 140; TFA 0.9)		TDRPM: 50-100 RPM Max WOB: 75 klbs Max ROP: 1,000 ft/hr Max Torque: <38Kft-lbs Max DiffP: 1,600 psi Flow Rate: 900-1,000 GPM Confirm DAS Optimization Mode Parameters per DAS Roadmap	3,847' MD 3,838' TVD Lobo 6 Base 4,682' MD 4,667' TVD Navarro 4,702' MD 4,687' TVD Navarro Base 4,929' MD 4,910' TVD Escondido 3 5,084' MD 5,061' TVD Escondido 3 Base	9 5/8" Shoe: 9,025' MD Expected FIT: 17.5 ppg EMW Production Casing Cement Tops Top of Tail: 7,025' MD KOP: 9,440' MD
1 5.5" TSD555 x 5.875" Delta576 1 Drill In Ream 1 (1) Joint of 5.5" DP (TSD555) 1 Float Sub Motor 7" 5/8 8.6 w/ 8.25" NBS 1 RipStick 1 Filter Sub 1 NMPC 1 8.5" NM Spiral Stab 1 NMDC 1 HF Shockmiser RSS PD Orbit w/ 8.5" stab Bit 8.75" TSD (TFA: 0.664)		TDRPM: 50-70 RPM Max WOB: 65 klbs Max ROP: 1,000 ft/hr Max Torque: <38Kft-lbs Max DiffP: 1,200 psi Flow Rate: 600-700 GPM Confirm DAS Optimization Mode Parameters per DAS Roadmap	8,590' MD 8,467' TVD San Miguel 8,697' MD 8,573' TVD San Miguel Base	9 5/8" Shoe: 9,025' MD Expected FIT: 17.5 ppg EMW Production Casing Cement Tops Top of Tail: 7,025' MD KOP: 9,440' MD
1 5.5" TSD555 x 5.875" Delta576 1 Drill In Ream 1 (1) Joint of 5.5" DP (TSD555) 1 Float Sub Motor 7" 5/8 8.6 w/ 8.25" NBS 1 RipStick 1 Filter Sub 1 NMPC 1 8.5" NM Spiral Stab 1 NMDC 1 HF Shockmiser RSS Orbit G2W/ 8.5" stab Bit 8.75" TSD (TFA: 0.664)		TDRPM: 50-100 RPM Max WOB: 65 klbs Max ROP: 750 ft/hr Max Torque: <38Kft-lbs Max DiffP: Auto Diff Derate Flow Rate: 600-700 GPM Utilize Pason DiffP Derating Confirm DAS Optimization Mode Parameters per DAS Roadmap	9,583' MD 9,454' TVD Anacacho 10,124' MD 9,906' TVD Austin Chalk	LP: 10,486' MD Curve on Catenary DLAT: 19,262' MD TD: 29,748' MD BHCT at TD: 330°F
RSS Options to have on location AEP PD/G2 Orbit Learn Rev				

Casing Information

Casing	Length (from KB)	OD	Weight	Grade	Connection	Minimum MUT fflbs	Optimum MUT fflbs	Max MUT fflbs	Max Operating Torque fflbs	ID	Tensile kips	Collapse psi	Burst Psi	Shoetrack ft of js	Centralizers	Necessary Equipment/Personnel
Conductor	120'	20"			Welded				N/A	19.25				N/A	N/A	N/A
Surface	2,000	13 3/8"	68*	J55	BTC			Triangle		12.415	1,069	1,950	3,450	2	Bowspring every other joint to surface (Rig Bid)	CRT
Intermediate	9,025	9 5/8"	40*	P110HC	BTC			Triangle		8.835	1,260	4,230	7,910	2	Bowspring every other joint to surface (Rig Bid)	CRT
Production (Top)	Surface - 7,000'	5 1/2"	23*	VA-XP-P110	TEC-LOCK WEDGE (TLW)	15,100	18,800	41,100	41,100	4.67	729	15,650	15,770	-	One solidbody centralizer every other joint from BOC to 2,000' inside Int Csg (Eagle Ford)	CRT / Torque Turn / Thread Rep
roduction (Bottom)	7,000' - 31,845'	5 1/2"	23*	VA-EP-P110	TEC-LOCK WEDGE (TLW)	16,600	20,700	44,700	44,700	4.67	759	16,350	16,510	Wetshoe (TLW)	One solid body centralizer every other joint from BOC to 2,000' inside Int Csg (Eagle Ford)	CRT / Torque Turn / Thread Rep
Floation Sub	[Arsenal] 5-1/2" 23* STANDARD body with TLW connection and 8,500 psi Burst Disk. Placed at the base of the curve.															
Marker Joints	First marker joint run 4 joints back from wet shoe (175' back)															
	Second marker joint placed 2 joints above the floation sub.															
Wetshoe Plug	Arsenal Wetshoe Displacement Plug - 5.5" x 3.75" Dual Latch-In with 2,500 psi Burst Rating															
Drawn By:	Jason Argueta	Date:	7/22/2025	Version:	1	Well Plan Version:										
															Type	Cactus MBUT-CLF SafeDrill
															Casing Head	13-3/8" 10M with 3-1/8" surface & 3-1/16" intermediate valve
															Mandrel Hanger	Inconel Solid Body with Tec-Lock Wedge (TLW)
															Tubing Head	11" IOKX 5-1/8" 15K FF Trim
															BPV	4-13/16" Type H



City of Laredo

Planning & Zoning Commission

Meeting Date: 8/21/2025
Ordinance 7D

Public Hearing and Recommendation of an

SUBJECT

Amending the Zoning Ordinance (Map) of the City of Laredo by rezoning approximately 20.29 acres, as further described by metes and bounds on attached Exhibit A, located north of River Bank Drive and west of Kickapoo Drive, from R-2 (Multi-Family Residential District) to R-1B (Single Family High Density District).

ZC-061-2025
District VII

PREVIOUS COUNCIL ACTION

On December 18, 2006, City Council made a motion to approve a zone change from AG (Agriculture District) and R-1A (Single Family Reduced Area District) to R-2 (Multi-Family Residential District). (Ordinance Number 2006-O-323)

BACKGROUND

Initiated by: J.O Alvarez Inc. and Roberto Garza-Gongora, Owner; and Howland Engineering & Surveying Co, Applicant and Representative

Council District: VII Vanessa Perez

Proposed Use: The proposed use is Residential - Single Family Residential.

Site: The site is currently vacant undeveloped land.

Surrounding Land Uses: To the north of the site is Enterprise Street, vacant undeveloped land, LLG Forwarding (government office), and Amikoo USA Inc. (logistics service). To the east of the site is Kickapoo Drive and single family residential uses. To the south of the site is Riverbank Drive and single family residential uses. To the west of the site is vacant undeveloped land.

Comprehensive Plan: The Future Land Use Map recognizes this area as Medium Density Residential.

https://www.openlaredo.com/planning/2017_Comprehensive_Plan-Viva_Laredo.pdf#page=39

Transportation Plan: The Long Range Thoroughfare Plan identifies Riverbank Drive as a Minor Arterial.

<https://www.cityoflaredo.com/home/showpublisheddocument/17680/638703100333370000>

Letters sent to surrounding property owners: 79 In Favor: 0 Opposed: 0

Staff supports the proposed zone change for the following reasons:

1. The proposed zone change is in conformance with the Comprehensive Plan's designation as Medium Density Residential (R-1, R-O, R-2, B-1R, R1-B), which includes R-1B.
2. The proposed site meets the minimum lot area requirement of 3,000 square feet for R-1B zone districts as per the Laredo Land Development Code, Section 24.77.1 Dimensional Standards. The property lot area is approximately 20.29 acres (1 acre = 43,560 feet).
3. The proposed use is compatible with the area since there are residential districts within the vicinity.
4. The proposed zone change is not anticipated to have a negative impact in the surrounding area or neighborhood.

General Comments:

1. The approval of the zone change does not guarantee the issuance of the building permit, certificate of occupancy, or any other permit which may be required.
2. Any use allowed under the current zone or proposed zone change is required to abide by all relevant municipal codes.

COMMITTEE RECOMMENDATION

The Planning & Zoning Commission in a ____ to ____ vote recommended ____ of the zone change.

STAFF RECOMMENDATION

IMPACT ANALYSIS

R-1B. The purpose of the R-1B (Single Family High Density District) is to provide for residential uses and those public uses normally considered an integral part of the residential neighborhood they serve. In addition, this district provides for the subdivision of single family residential lots with a minimum of 3,000 square feet.

Is this change contrary to the established land use pattern?
No, there are residential uses abutting the site.

Would this change create an isolated zoning district unrelated to surrounding districts?
Yes, the proposed site is abutting R-1A and AG zoning districts.

Will change adversely influence living conditions in the neighborhoods?
No, it is not anticipated to have a negative impact in the surrounding area or neighborhood.

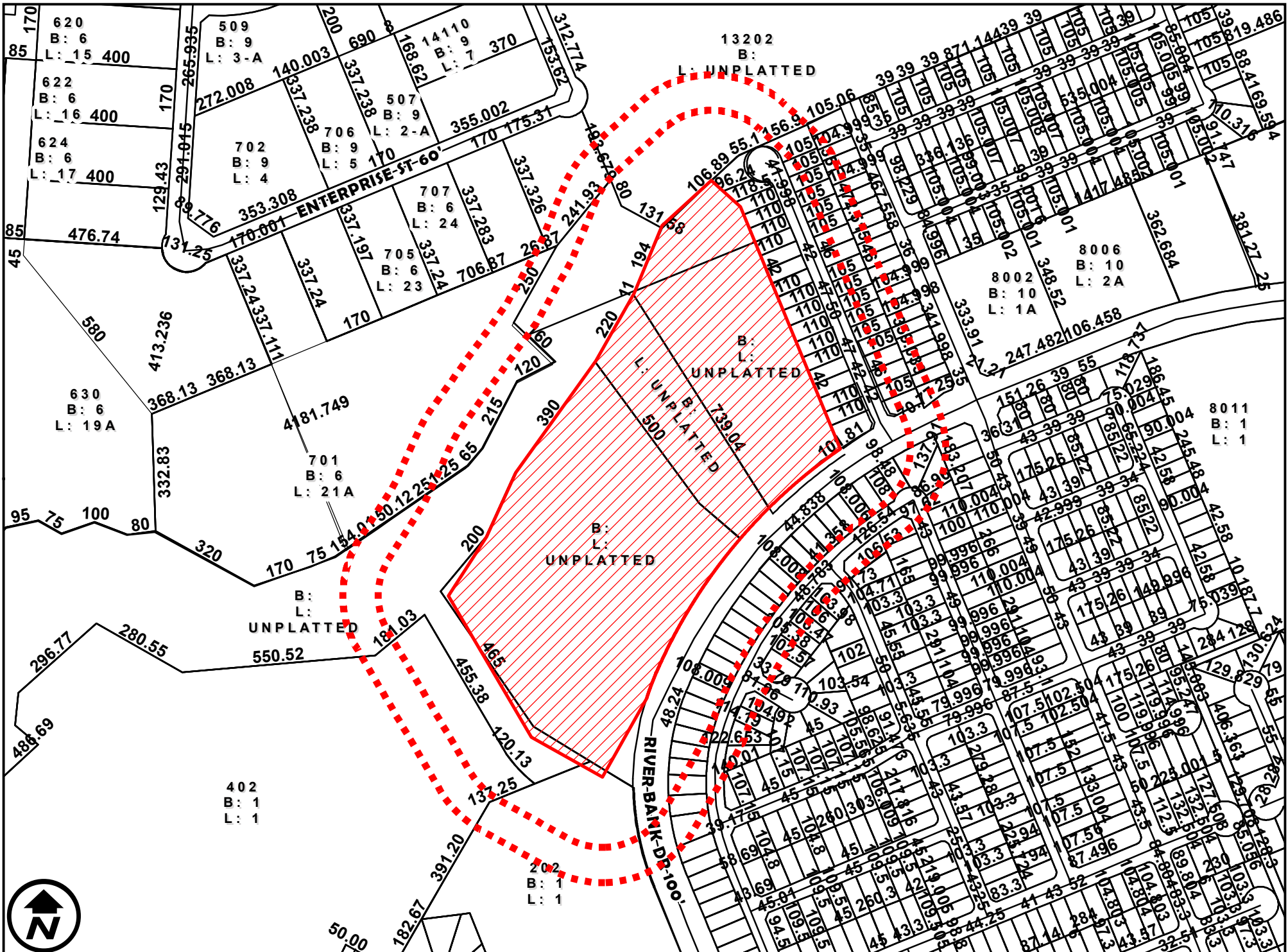
Are there substantial reasons why the property cannot be used in accordance with existing zoning?
Yes, the existing zone does not allow for R-1B lots as intended by the applicant.



1 inch = 350 feet

NORTH OF RIVER BANK DRIVE AND WEST OF KICKAPOO DRIVE

R-1B (SINGLE FAMILY HIGH DENSITY DISTRICT)



DIMENSIONS MAP

ZC-061-2025

COUNCIL DISTRICT 7

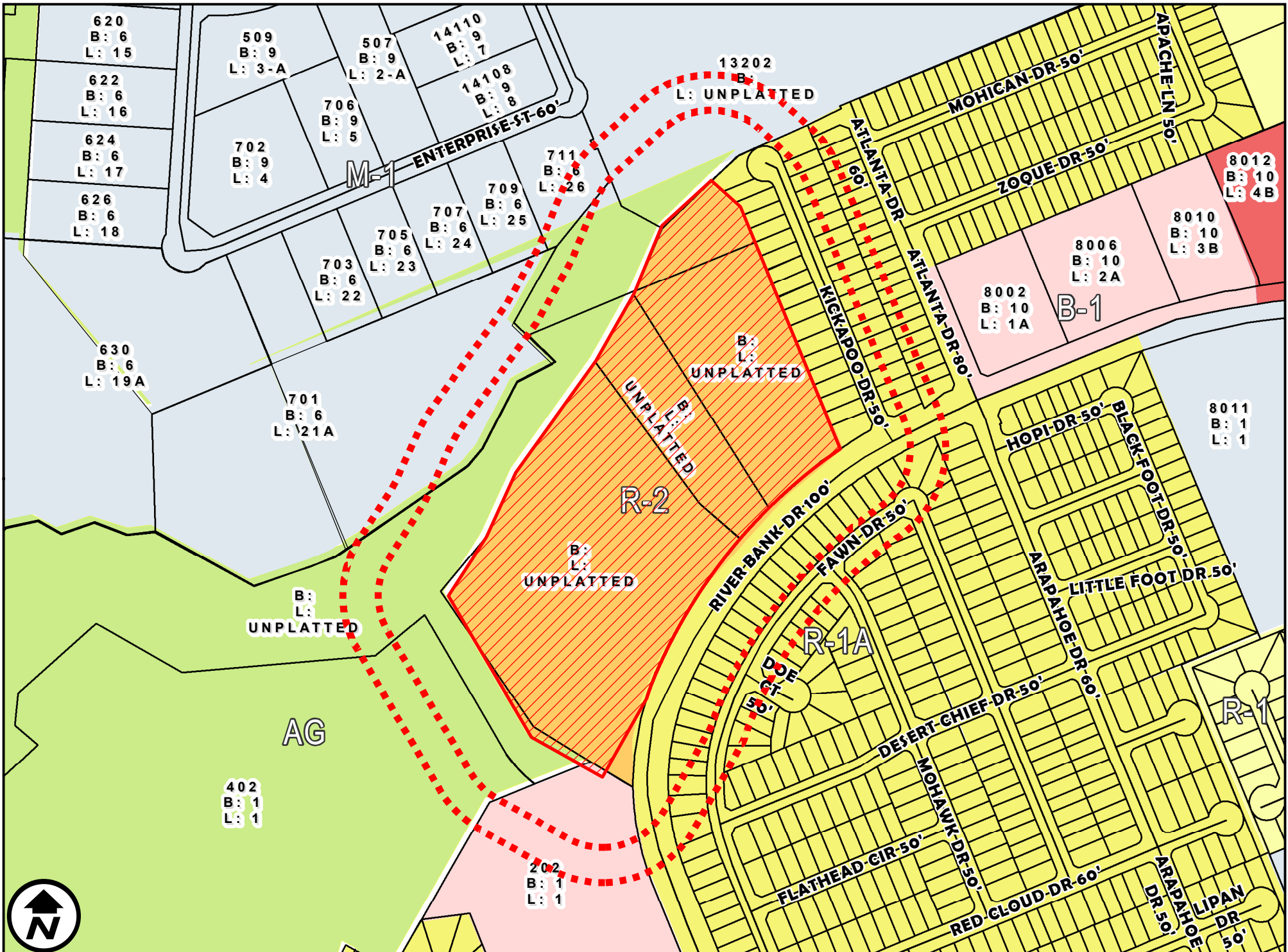
NORTH OF RIVER BANK DRIVE AND WEST OF KICKAPOO DRIVE

APPLICATION F 105

R-2 (MULTI-FAMILY RESIDENTIAL DISTRICT)

R-1B (SINGLE FAMILY HIGH DENSITY DISTRICT)

1 inch = 350 feet



ZONING MAP

1 inch = 350 feet

ZC-061-2025

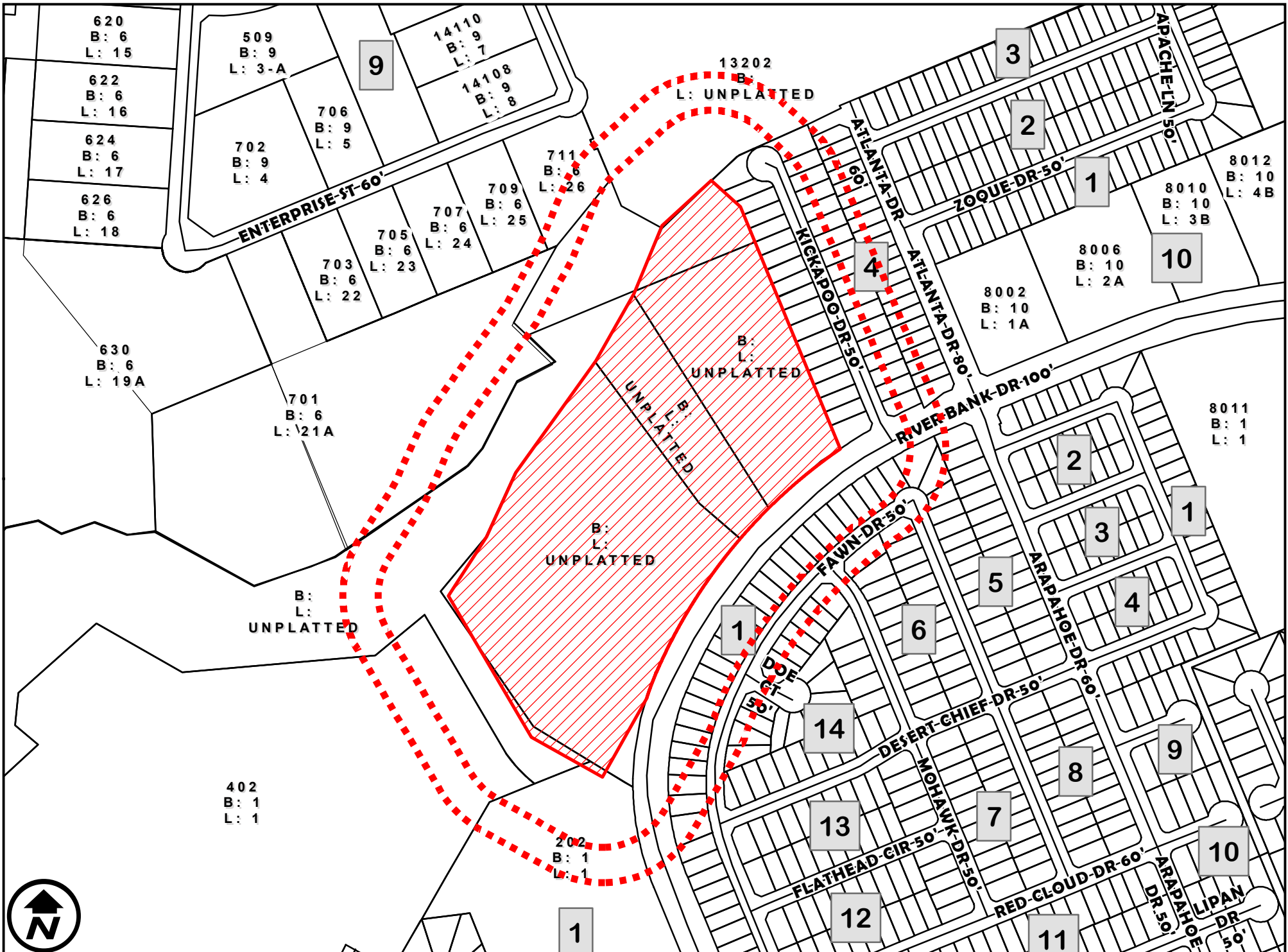
COUNCIL DISTRICT 7

NORTH OF RIVER BANK DRIVE AND WEST OF KICKAPOO DRIVE

APPLICATION F 106

R-2 (MULTI-FAMILY RESIDENTIAL DISTRICT)

R-1B (SINGLE FAMILY HIGH DENSITY DISTRICT)



SURVEY MAP

1 inch = 350 feet

ZC-061-2025

COUNCIL DISTRICT 7

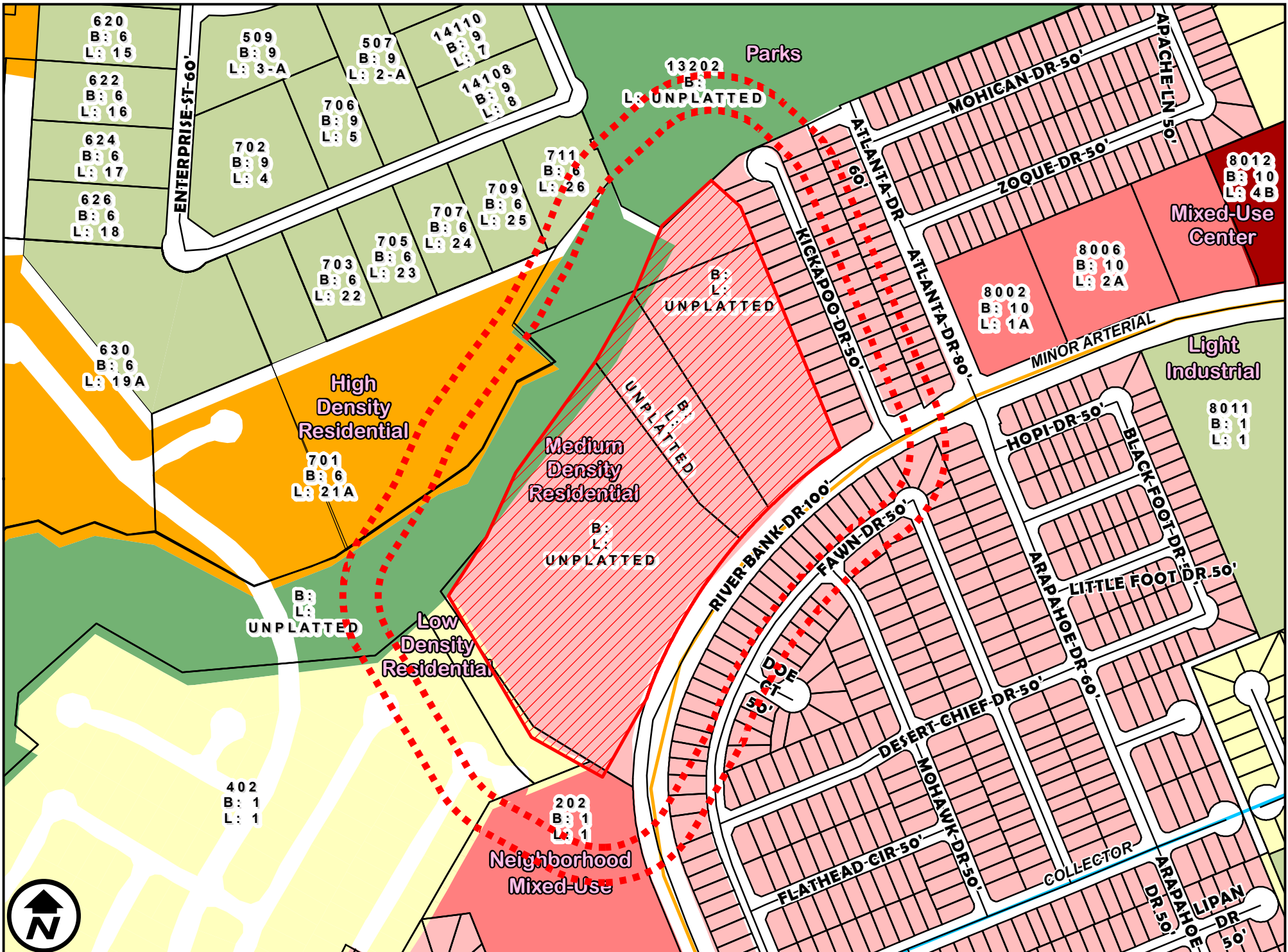
NORTH OF RIVER BANK DRIVE AND WEST OF KICKAPOO DRIVE

APPLICATION F 107

R-2 (MULTI-FAMILY RESIDENTIAL DISTRICT)

R-1B (SINGLE FAMILY HIGH DENSITY DISTRICT)





FUTURE LANDUSE

ZC-061-2025

APPLICATION F 109

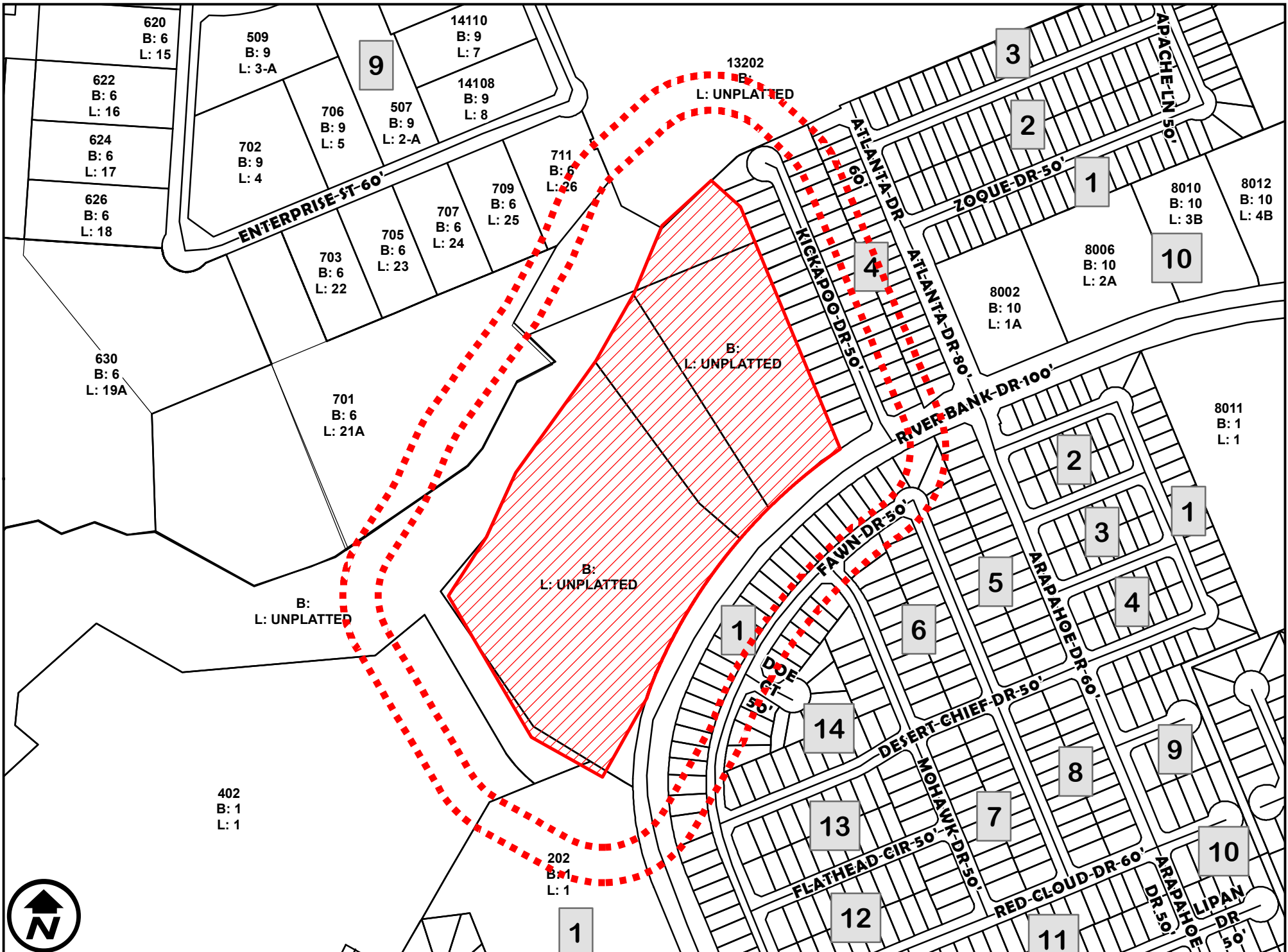
1 inch = 350 feet

COUNCIL DISTRICT 7

R-2 (MULTI-FAMILY RESIDENTIAL DISTRICT)

NORTH OF RIVER BANK DRIVE AND WEST OF KICKAPOO DRIVE

R-1B (SINGLE FAMILY HIGH DENSITY DISTRICT)



200' AND 300' NOTIFICATION

ZC-061-2025

APPLICATION F 110

1 inch = 350 feet

COUNCIL DISTRICT 7
NORTH OF RIVER BANK DRIVE AND WEST OF KICKAPOO DRIVE

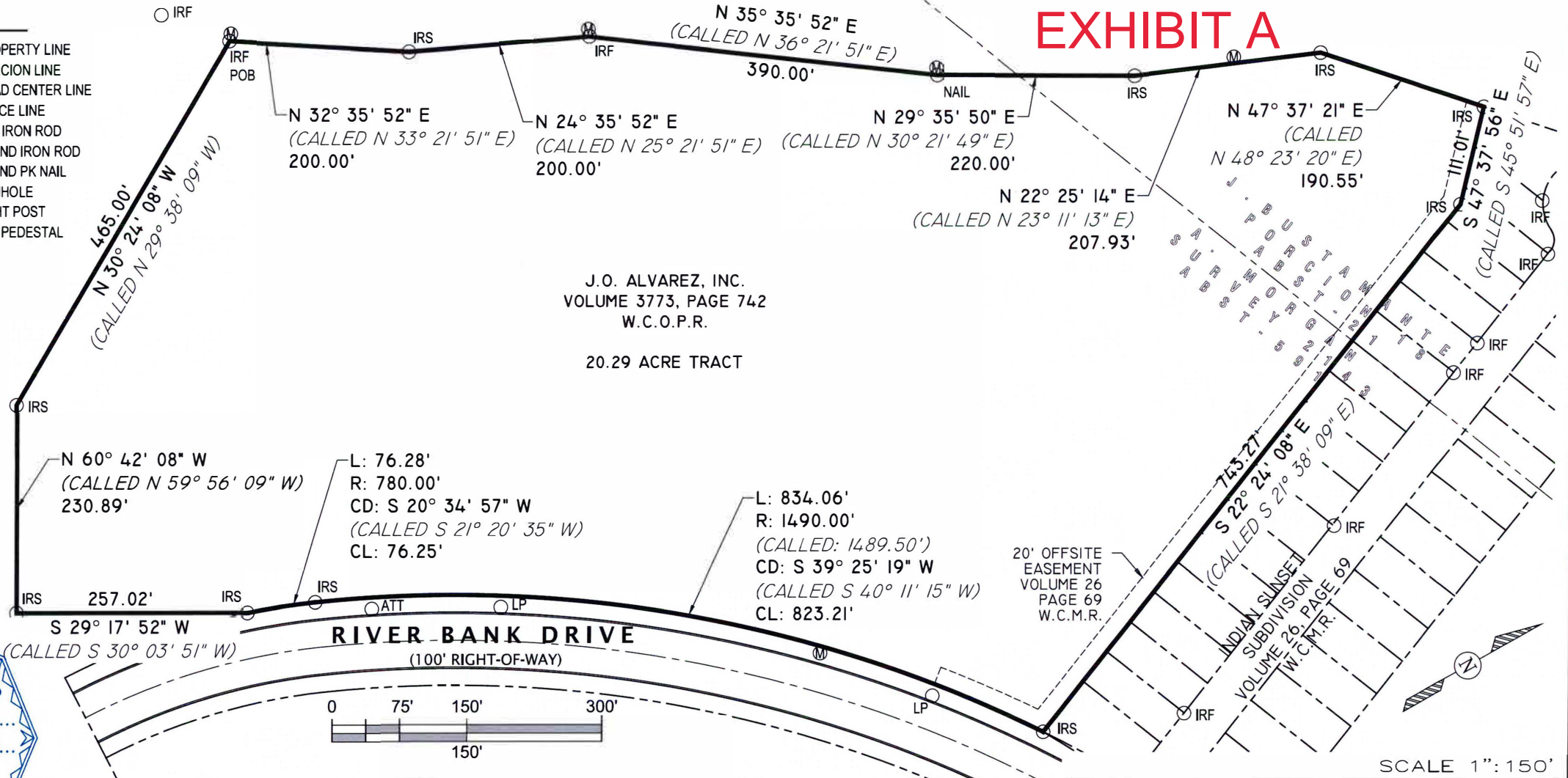
R-2 (MULTI-FAMILY RESIDENTIAL DISTRICT) . . .
R-1B (SINGLE FAMILY HIGH DENSITY DISTRICT)



LEGEND

- PROPERTY LINE
PORCION LINE
ROAD CENTER LINE
FENCE LINE
x
○ IRS
○ IRF
○ NAIL
○ LP
○ ATT
- SET IRON ROD
FOUND IRON ROD
FOUND PK NAIL
MANHOLE
LIGHT POST
ATT PEDESTAL

EXHIBIT A



I, THE UNDERSIGNED, A PROFESSIONAL LAND SURVEYOR IN THE STATE OF TEXAS, HEREBY CERTIFY THAT THE FOREGOING PLAT OF SURVEY WAS PREPARED FROM AN ACTUAL SURVEY OF THE STATED PROPERTY ON THE GROUND AND UNDER MY SUPERVISION, AND THAT THIS SKETCH REPRESENTS THE FACTS AS FOUND AT THE TIME OF THE SURVEY.

Francisco Ramos
FRANCISCO RAMOS, R.P.L.S. No. 6573
January 15, 2025
DATE

NOTES:

1. ALL BEARINGS, DISTANCES, AND COORDINATE VALUES ARE BASED ON THE TEXAS STATE PLANE COORDINATE SYSTEM NORTH AMERICAN DATUM 1983, TEXAS SOUTH CENTRAL ZONE, US SURVEY FEET.
2. THIS SURVEY WAS PREPARED WITHOUT THE BENEFIT OF A TITLE COMMITMENT; THEREFORE, EASEMENTS, RIGHT-OF-WAYS, AND OTHER FEATURES AFFECTING THIS PROPERTY MAY NOT BE SHOWN.
3. THIS WORK DOES NOT REPRESENT A CHAIN OF TITLE EXAMINATION, SURFACE MINERAL FEE IN EITHER SUBJECT AND/OR ADJACENT TRACTS MAY NOT BE CURRENT AND/OR HISTORICALLY CORRECT AND IS SHOWN FOR INFORMATIONAL PURPOSE ONLY.
4. BY SCALED MAP AND GRAPHICAL PLOTTING ONLY, THE PROPERTY DOES APPEAR TO BE LOCATED IN A FLOOD ZONE AS PER MAP 48479C1185C, PUBLISHED DATE APRIL 4, 2011.
5. PROPERTY IS ZONED R2, ACCORDING TO THE CITY OF LAREDO MAPS.

SURVEY OF A 20.29 ACRE TRACT VOLUME 3773, PAGES 742 W.C.R.P.R. LAREDO, TEXAS	
RAMOS ENGINEERING, PLLC	APPROVED BY: F.R. DRAWN BY: F.R. SHEET 1 OF 1 CHECKED BY: F.R. DATE: 01.10.2025
4820 MIMS AVE., STE. #2 LAREDO, TX 78041 O: 956.539.7003	FIRM NUMBERS ENG: F-23568 SUR: 10194771
FILE:O-25-500-BASE.DWG	REV: 01-01.15.2025

City of Laredo

Planning & Zoning Commission

Meeting Date: 8/21/2025
Ordinance 7E

Public Hearing and Recommendation of an

SUBJECT

Amending the Zoning Ordinance (Map) of the City of Laredo by authorizing the issuance of a special use permit for a restaurant serving alcohol on Lot 5, Block 1, Trautmann M & I Subdivision located at 8601 McPherson Road.

ZC-063-2025
District VI

PREVIOUS COUNCIL ACTION

None.

BACKGROUND

Initiated by: Mei Wah, Inc., Owner; Evelin M. Cenicerros Mujica, Applicant; Gustavo Guerrero, Representative

Council District: VI - Dr. David Tyler King

Proposed Use: The proposed use is for a restaurant serving alcohol.

Site: The site is currently occupied by a commercial structure.

Minimum Zoning District Required for Proposed Use: B-1 (Limited Commercial District) with a special use permit.

Current Zoning District: B-3 (Community Business District)

Surrounding Land Uses: To the north of the site is Rodriguez Antonio C MD FAAP, Purvi Gala (Optometrist), and Raul's BBQ. To the east of the site is single family residential uses. To the south of the site is a commercial plaza which includes, Que Sabrossas, Laredo Tactical, Cinco Villa, etc. To the west of the site is McPherson Road.

Comprehensive Plan: The Future Land Use Map recognizes this area as Neighborhood Mixed Use.

https://www.openlaredo.com/planning/2017_Comprehensive_Plan-Viva_Laredo.pdf#page=39

Transportation Plan: The Long Range Thoroughfare Plan identifies McPherson Road as Major Arterial.

<https://www.cityoflaredo.com/home/showpublisheddocument/17680/638703100333370000>

Letters sent to surrounding property owners: 23 In Favor: 0 Opposed: 0

A Special Use Permit is used for those types of uses that warrant individual attention on a case by case basis and should not be categorized in a zoning district. A Special Use Permit is basically an overlay on top of the existing zoning designation and can be limited in many respects, such as time, fencing, setbacks, landscaping, etc. A Special Use Permit is required for those restaurants located in R-O, B-1, B-3 districts that wish to serve alcoholic beverages. The property is in a B-3 (Community Business District) zoning district.

Staff supports the proposed special use permit for the following reasons:

1. The proposed use meets the required parking requirement as per the Laredo Land Development Code Section 27.78.3.

- Total parking spaces required for the proposed restaurant serving alcohol = 70 parking spaces

- Actual amount identified on site plan = 70 parking spaces

- Therefore, the proposed site meets the required parking spaces.

2. There are similar uses within the vicinity of the proposed site.

3. The proposed use is 75% in compliance with the distance requirement. There will not be an outdoor patio. Therefore, there will not be a noise nuisance to the surrounding neighborhood or area.

General Comments:

1. The approval of the special use permit does not guarantee the issuance of the building permit, certificate of occupancy, or any other permit which may be required.

2. Any use allowed under the current zone or proposed special use permit is required to abide by all relevant municipal codes.

If approved, Staff suggest the following conditions:

1. The Special Use Permit is issued to Evelyn M Cenicerros Mojica, and may only be transferred upon application to and with the express permission of the City Council.

2. The Special Use Permit is restricted to site plan, as per Exhibit A, which is made part hereof for all purposes.

3. The hours of operation shall be limited to, from Sunday to Thursday 11:00am to 12:00am (midnight) and Friday to Saturday 11:00am to 1:00am.
4. Lighting of property shall be screened to avoid adverse impact on adjacent residential neighborhoods.
5. Landscaping shall be provided in accordance with the City of Laredo Land Development Code.
6. The owner shall provide an opaque fence or wall of not less than 7 (seven) feet in height along any side or rear property lines in which abut or adjoin property containing a residential use or residential zoning district. Apartment complexes, residential condominiums or residential townhomes shall be similarly screened irrespective of which zoning district they occur in.
7. Establishments must make provisions to keep litter to a minimum, and to keep it from blowing onto adjacent streets and properties.
8. Signage shall be consistent with the City's Sign Ordinance and TABC rule or regulation.
9. Off-street parking shall be provided in accordance with the City of Laredo Land Development Code.
10. The site plan submitted does not identify an outdoor patio. However, with or without an outdoor patio, there shall not be any outdoor speaker or outdoor music that is perceptible to any property adjoining the subject property.
11. At all times the restaurant is open to the public for business, it shall continually maintain and serve food from its full-service menu.
12. The restaurant shall not exceed the "Occupant Load" as set forth in the Certificate of Occupancy with Occupant Load.
13. The restaurant shall, during all hours of operation, maintain, free from obstruction or impediment to full instant use in the case of fire or other emergency, all exit accesses, exits or exit discharges.
14. The restaurant shall undergo an annual Fire Inspection.
15. All permits, licenses, certifications and inspections required by the codes and ordinances of the City of Laredo shall be kept up to date and current including but not limited to: a. Food Manager License (annual) b. Food Handler's Permit (annual), c. Certificate of Occupancy with Occupant Load. Occupant Load being the approved capacity of a building or portion thereof.
16. Owner shall comply with, Building, Health, Safety, and all applicable codes and regulations as required.
17. The restaurant shall maintain and comply with the BLUE Gun Sign regulations as per TABC (not exceed the required alcohol sales percentage).

18. The restaurant shall provide the City of Laredo, Building Development Services Department with a copy of the current TABC License to include but not limited to any renewals or amendments as they occur.

19. A business entity, which has been granted a SUP, is required to report (on a form approved by the Building Official of designee) any change in the entity's ownership status which occurs by virtue of the transfer of a majority of its stock or a majority of its membership interest to the City of Laredo Building Services Building Official or designee. Any change in ownership interest shall be deemed a transfer of the business and shall require Council approval of the transfer of the existing SUP.

20. Failure to comply (# 19 condition) above, shall render the existing SUP null, void and of no force or effect.

21. The use authorized by the special use permit is required to abide by all relevant municipal codes.

COMMITTEE RECOMMENDATION

The Planning & Zoning Commission in a ____ to ____ vote recommended ____ of the special use permit.

STAFF RECOMMENDATION

IMPACT ANALYSIS

Is this change contrary to the established land use pattern?

There is similar uses within the vicinity of the site.

Would this change create an isolated zoning district unrelated to surrounding districts?

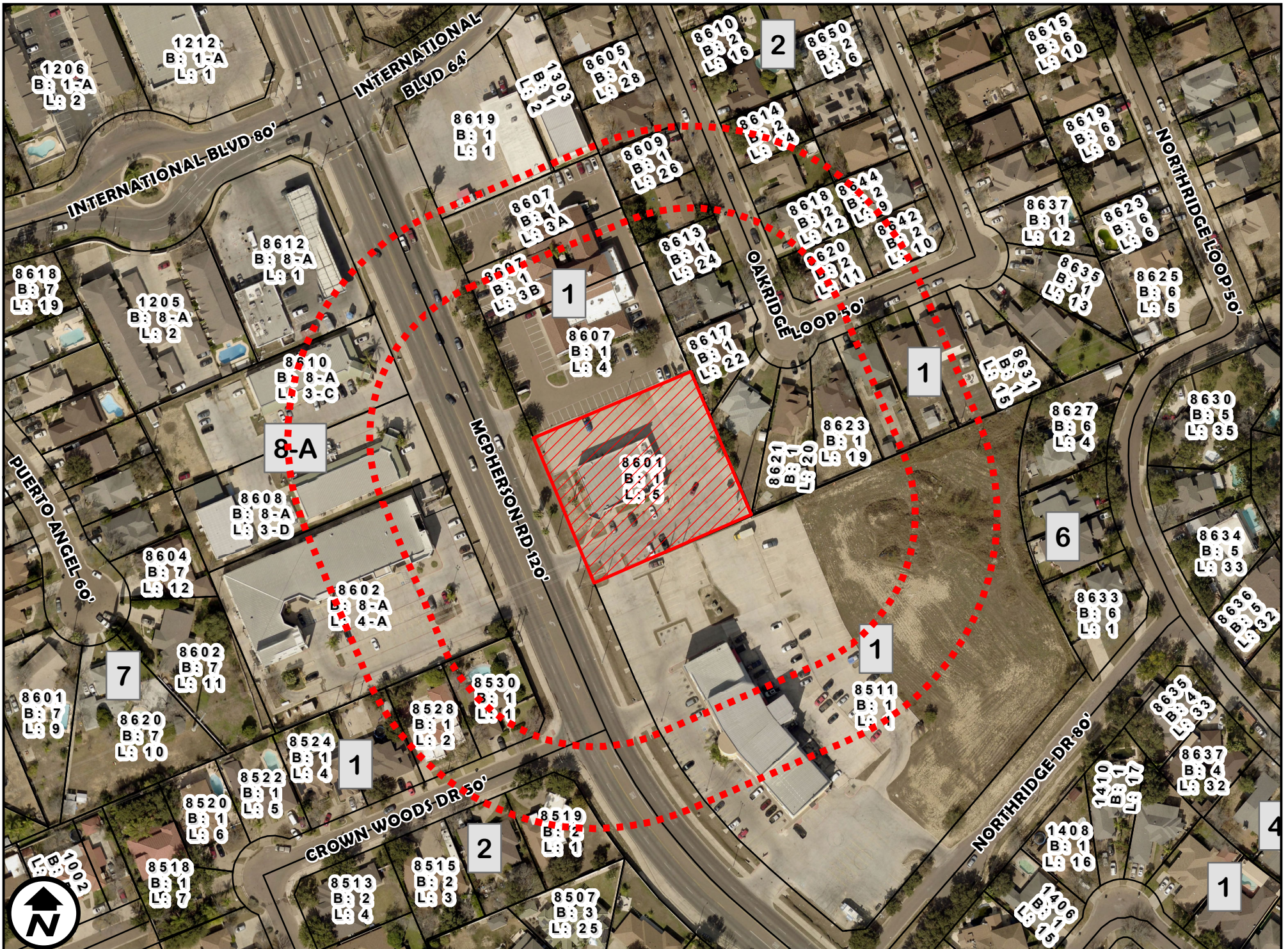
No, the zone will not change.

Will change adversely influence living conditions in the neighborhoods?

Possibly due to the single family residential uses to the east of the site.

Are there substantial reasons why the property cannot be used in accordance with existing zoning?

Yes. The underlying zone requires the special use permit overlay to allow for a restaurant serving alcohol.

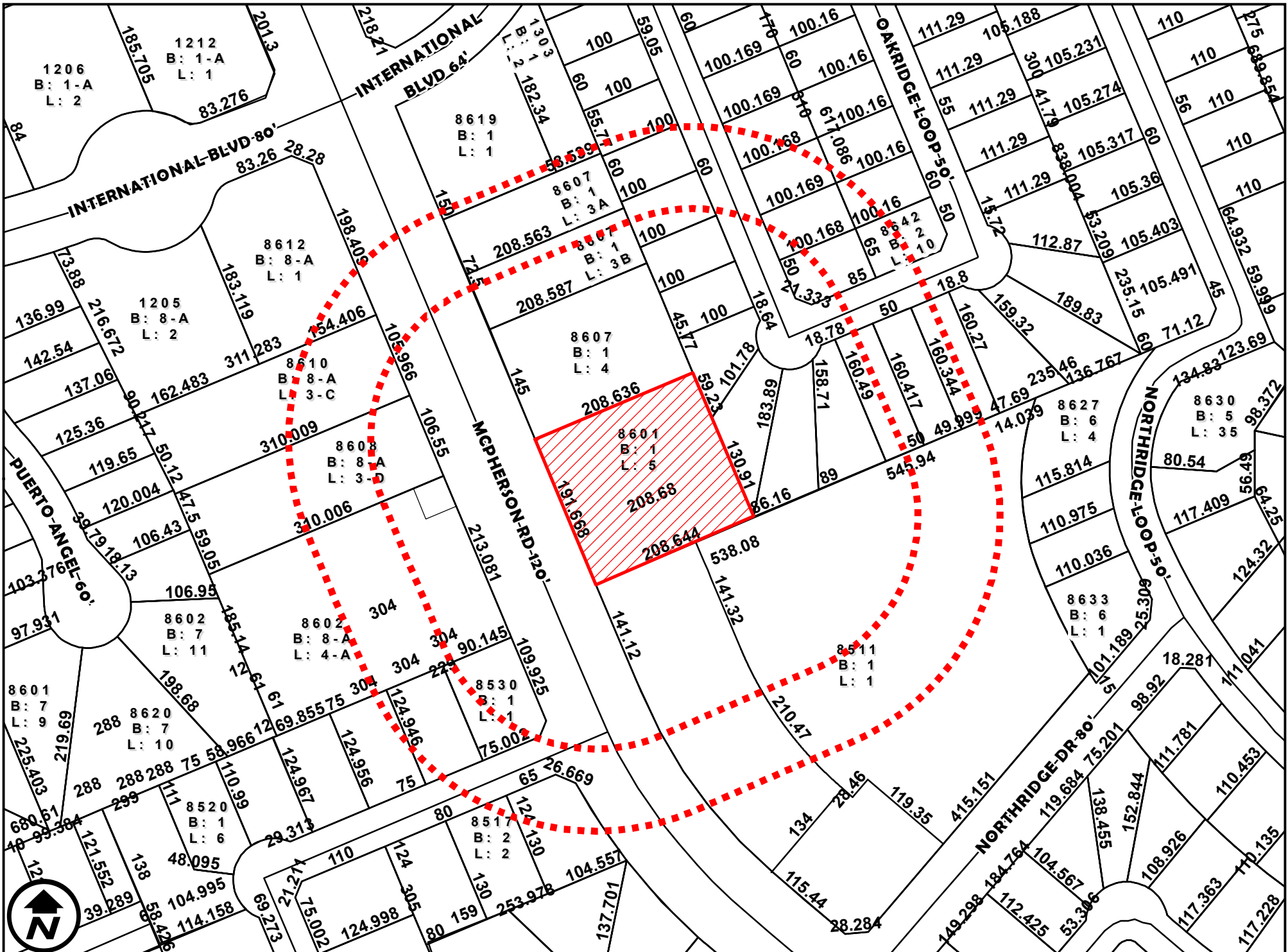


AERIAL MAP

1 inch = 150 feet

ZC-063-2025
COUNCIL DISTRICT 6
8601 MCPHERSON ROAD

APPLICATION F 117
B-3 (COMMUNITY BUSINESS DISTRICT) ...
S.U.P FOR RESTAURANT SERVING ALCOHOL

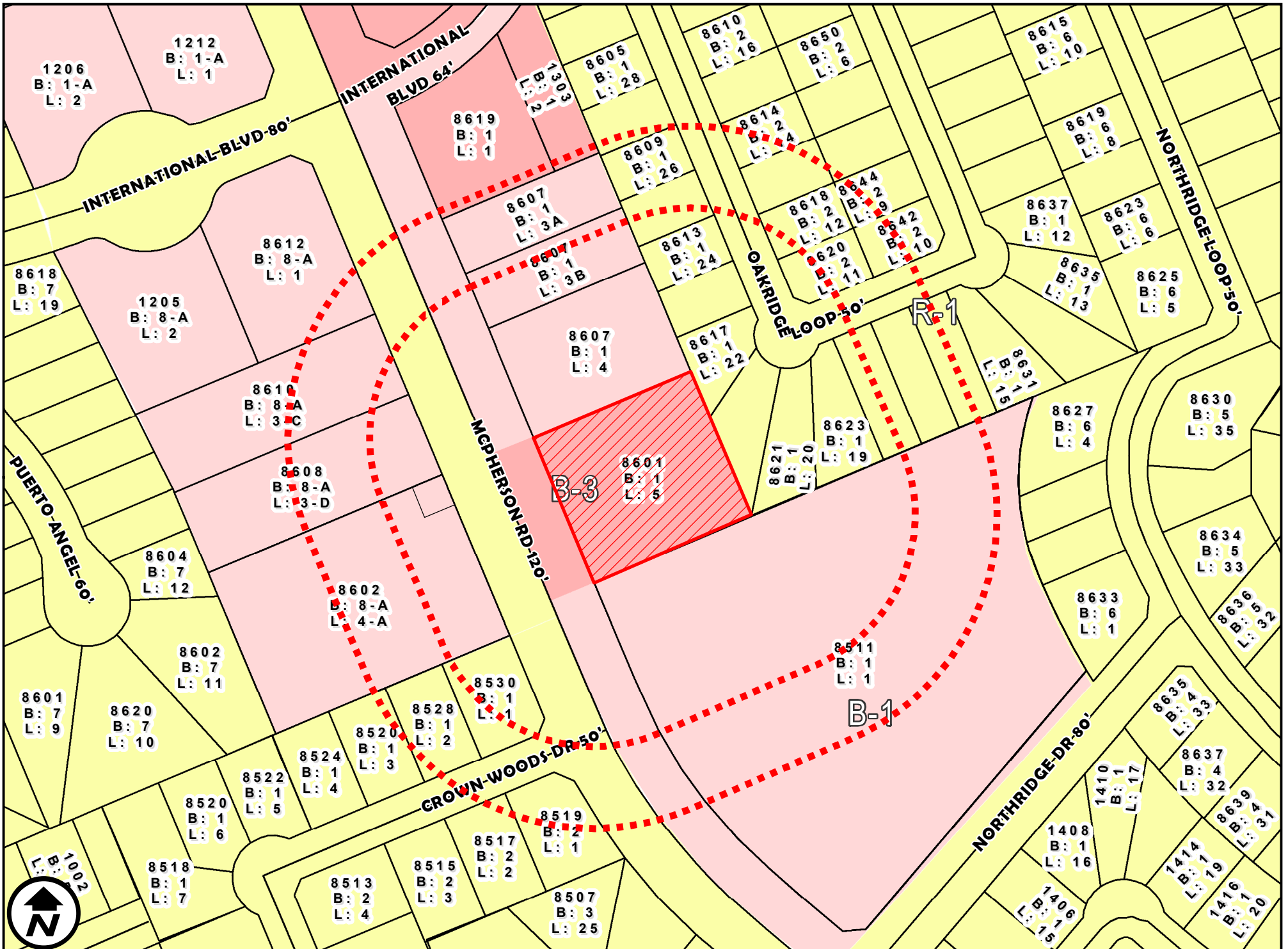


DIMENSIONS MAP

1 inch = 150 feet

ZC-063-2025
COUNCIL DISTRICT 6
8601 MCPHERSON ROAD

APPLICATION F 118
B-3 (COMMUNITY BUSINESS DISTRICT) S.U.P FOR RESTAURANT SERVING ALCOHOL

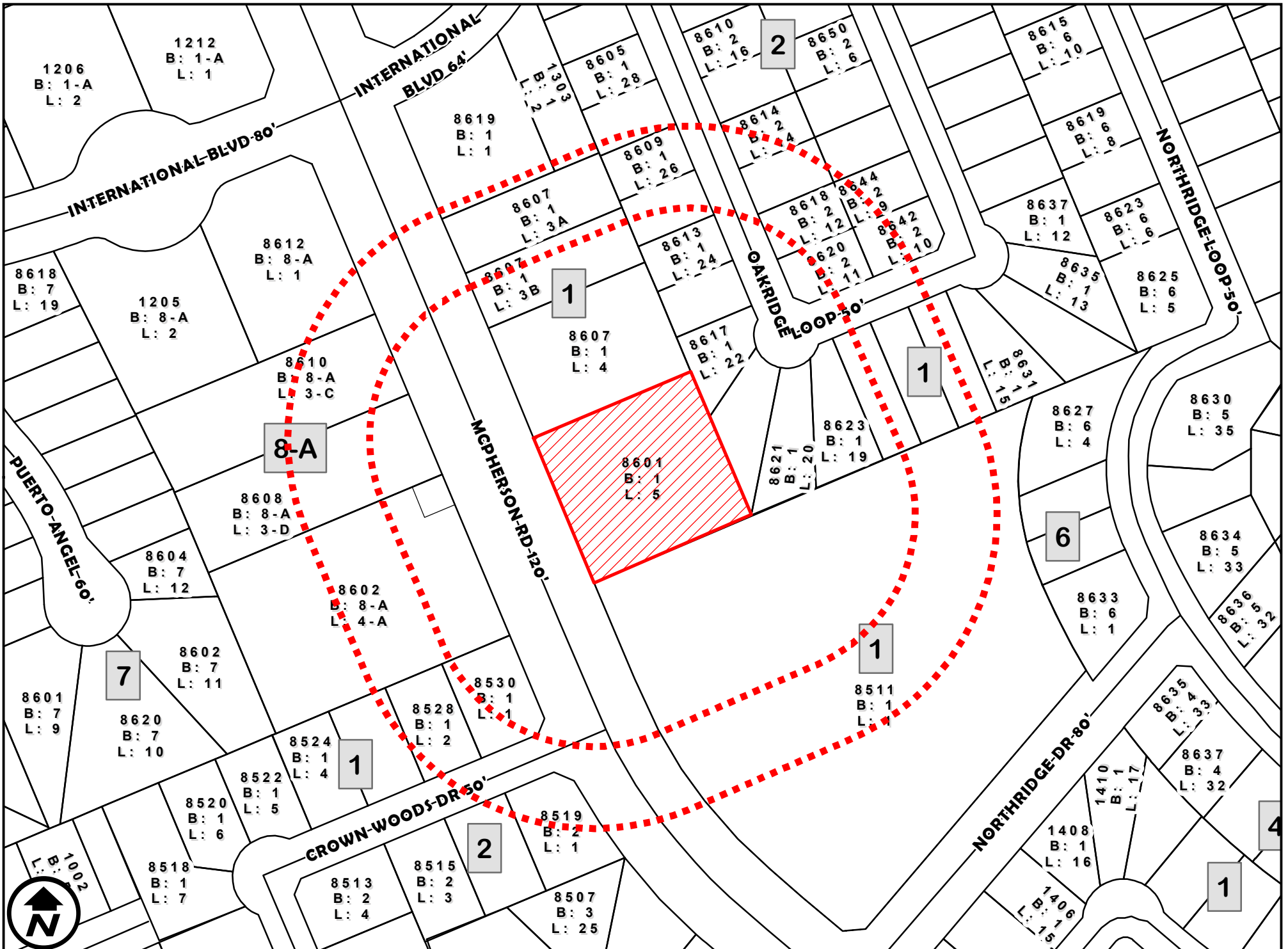


ZONING MAP

1 inch = 150 feet

ZC-063-2025
COUNCIL DISTRICT 6
8601 MCPHERSON ROAD

APPLICATION F 119
B-3 (COMMUNITY BUSINESS DISTRICT) S.U.P FOR RESTAURANT SERVING ALCOHOL



SURVEY MAP

1 inch = 150 feet

ZC-063-2025
COUNCIL DISTRICT 6
8601 MCPHERSON ROAD

APPLICATION FOR
B-3 (COMMUNITY BUSINESS DISTRICT) S.U.P FOR RESTAURANT SERVING ALCOHOL



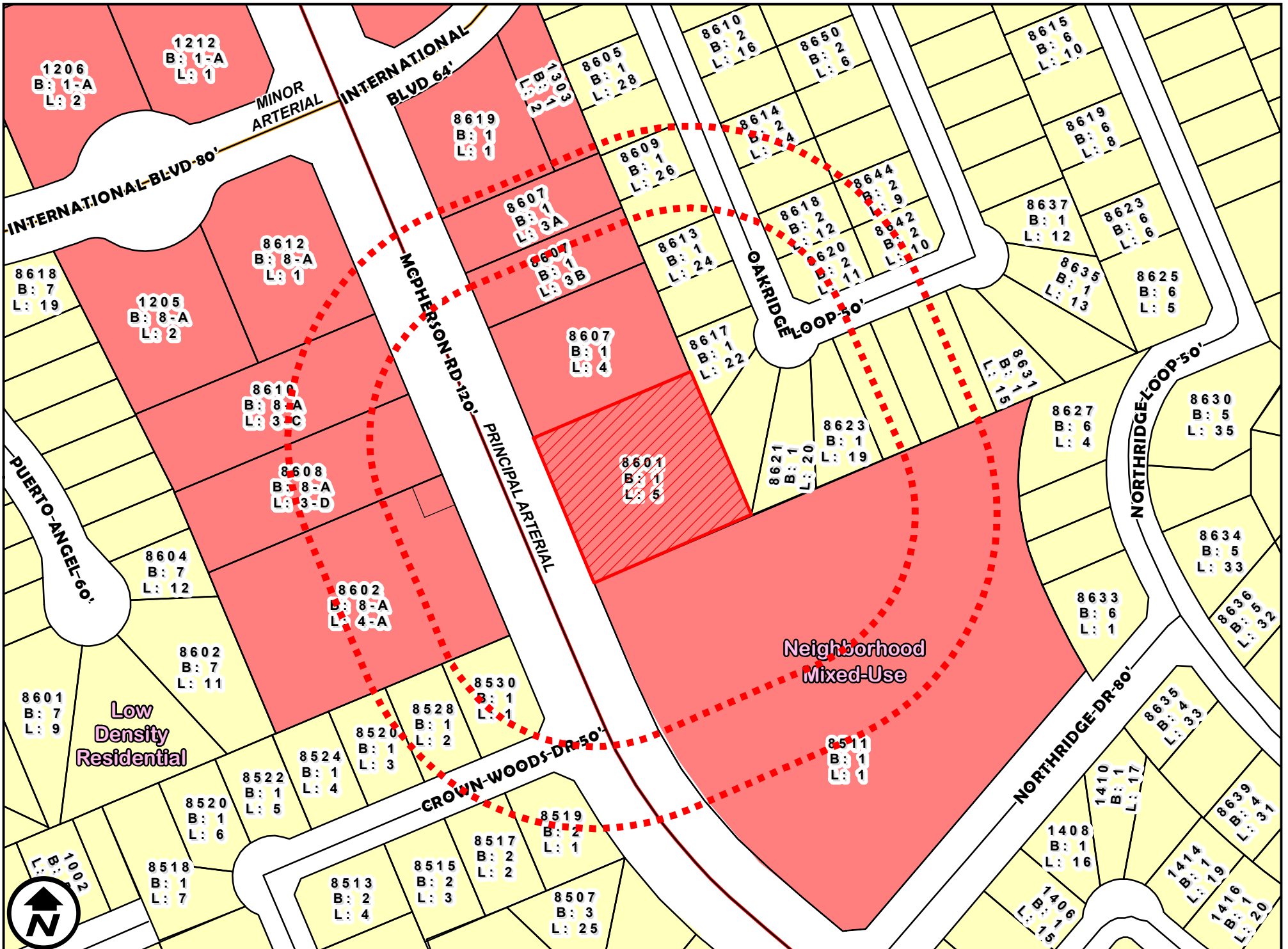
1 inch = 300 feet

ZC-063-2025

APPLICATION F 121

B-3 (COMMUNITY BUSINESS DISTRICT) 121

S.U.P FOR RESTAURANT SERVING ALCOHOL

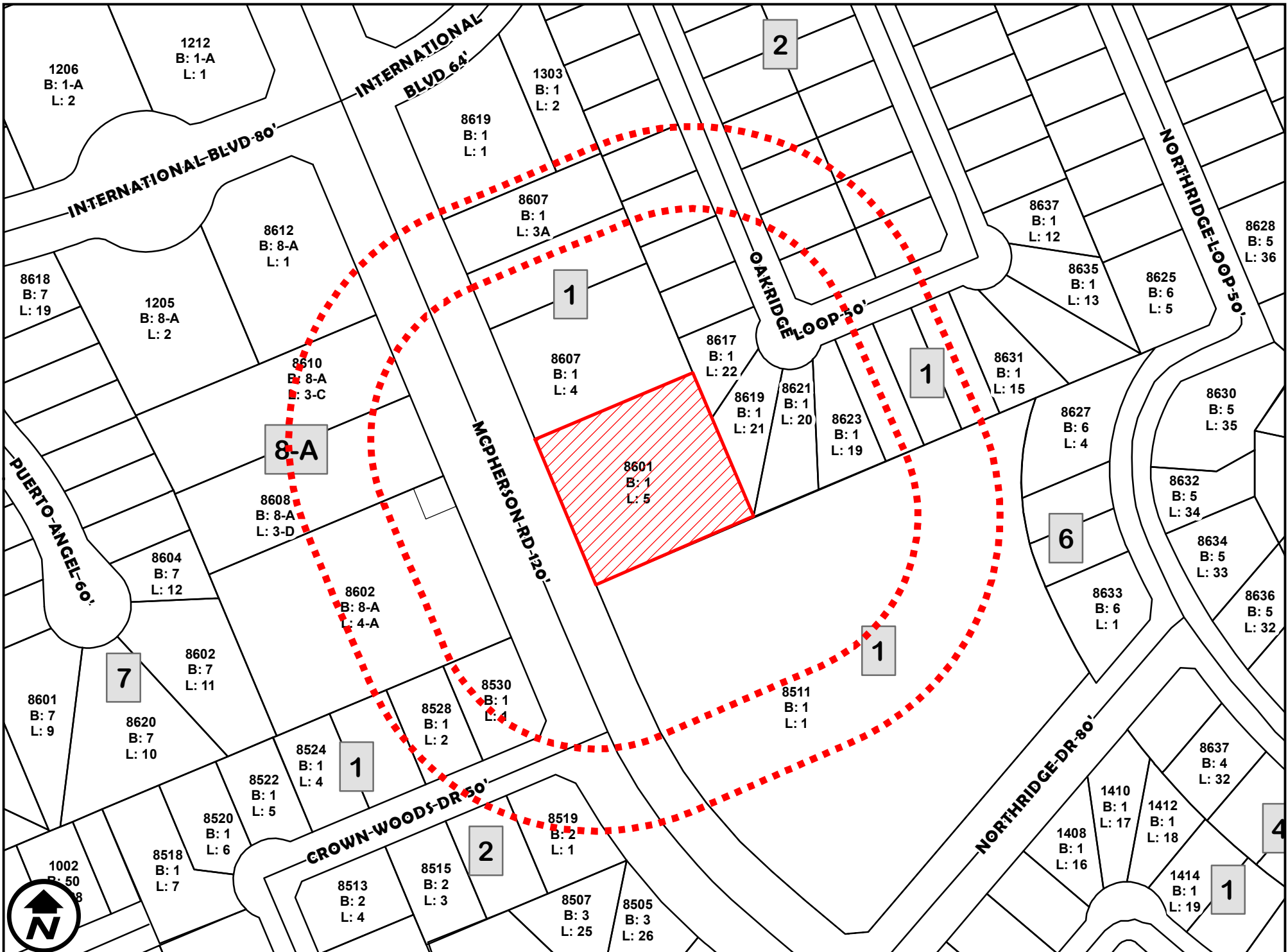


FUTURE LANDUSE

ZC-063-2025
COUNCIL DISTRICT 6
8601 MCPHERSON ROAD

APPLICATION F 122
B-3 (COMMUNITY BUSINESS DISTRICT) S.U.P FOR RESTAURANT SERVING ALCOHOL

1 inch = 150 feet

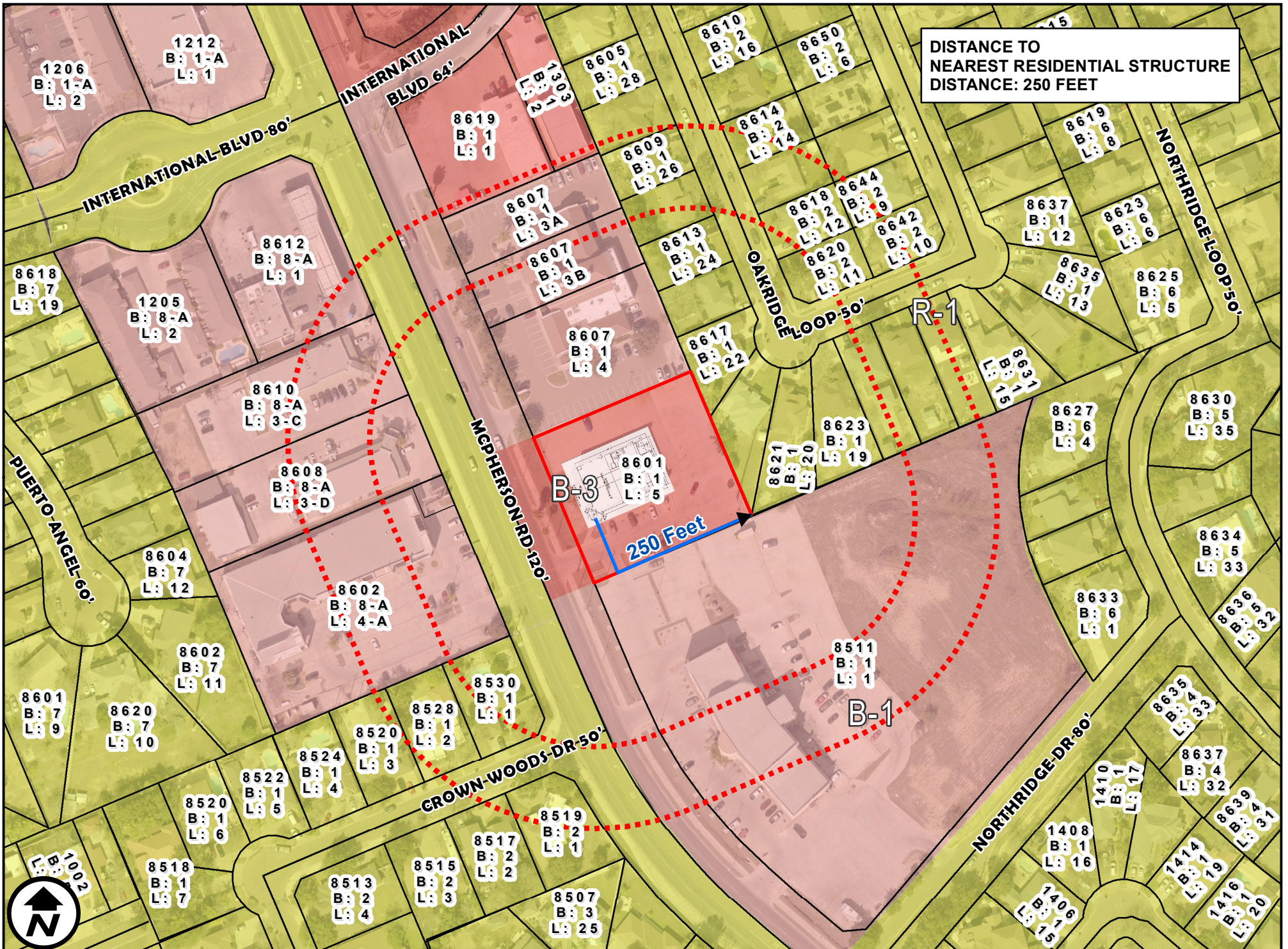


200' AND 300' NOTIFICATION

1 inch = 150 feet

ZC-063-2025
COUNCIL DISTRICT 6
8601 MCPHERSON ROAD

APPLICATION FOR
B-3 (COMMUNITY BUSINESS DISTRICT) S.U.P FOR RESTAURANT SERVING ALCOHOL



DISTANCE MAP

1 inch = 150 feet

ZC-063-2025
COUNCIL DISTRICT 6
8601 MCPHERSON ROAD

APPLICATION F 124
B-3 (COMMUNITY BUSINESS DISTRICT) ...
S.U.P FOR RESTAURANT SERVING ALCOHOL

Special Use Permit (SUP)

Angelina Wu/ Mei Wah, Inc.

Evelin M Cenicerros Mujica / Cega International Group Llc

Planning and Zoning Commission,

My name is Evelin Cenicerros Mojica owner of Cega International Group Llc DBA San Gabriel Steak House, a new restaurant that will be located at 8601 Mcpherson Rd. We are seeking approval for a Special Use Permit to serve Alcohol.

The restaurants specialty Steaks and a variety of dishes, and desserts. A designated and secure play area with trained attendants during business hours, providing a safe and engaging environment for children while their parents dine.

The site is currently zoned B3, and we are requesting a Special Use Permit to serve Alcohol and Apply for a TABC License. The property includes adequate parking and will comply with all building, health, and safety codes, we also want to mention that this location does not have a Patio Area. We will have approximately 20 employees with different shifts. Hours of operation Sunday to Thursday 11am to 12midnight, Friday and Saturday 11am to 1am.


We believe this concept will bring numerous benefits to the community, including local job creation, economic development, and a unique family-oriented dining experience. Safety is a top priority and will have continuous staff supervision for childrens play area.

We kindly request the approval of this proposal for San Gabriel Steak house.

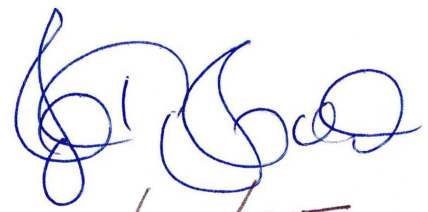
Thank you

Evelin M Cenicerros Mujica/ Cega International DBA San Gabriel Steak House

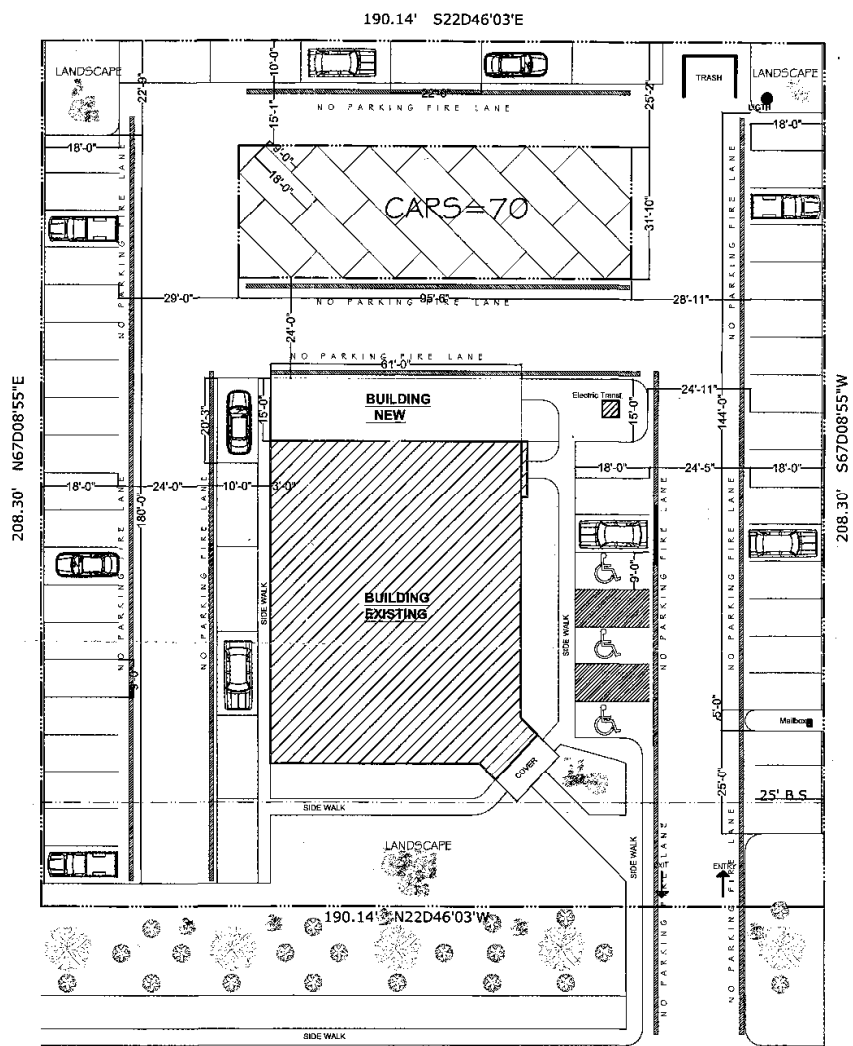
Gustavo Guerrero/ Representative



7/21/25



7/21/25



LANDSCAPE. (Minimum)
(5) Trees, 3" caliper. 10' tall.
(20) shrubs.
(5) Gawon, 30" high.
Complete sodding.

McPHERSON ROAD

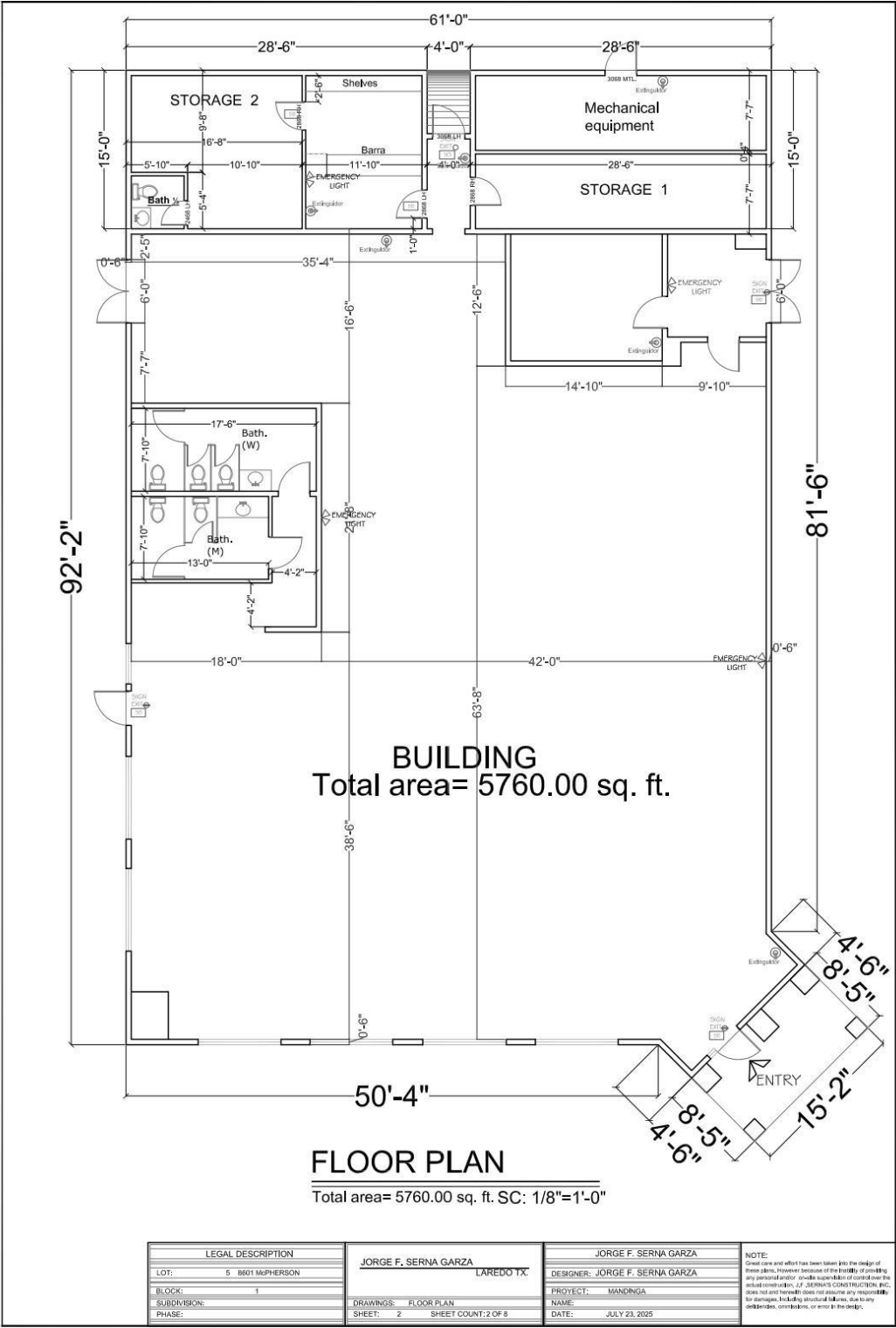


SITE PLAN

SCALE: 1 INCH= 30 FEET

[illegible]

Exhibit A





City of Laredo

Planning & Zoning Commission

Meeting Date: 8/21/2025
Ordinance 7F

Public Hearing and Recommendation of an

SUBJECT

Amending the Zoning Ordinance (Map) of the City of Laredo by rezoning Lot 1, West 1/2 of Lot 2, and North 8.85 feet of the alley of Block 889, Eastern Division, located at 1601 Garfield Street, from R-1 (Single Family Residential District) to B-1 (Limited Business District).

ZC-064-2025
District III

PREVIOUS COUNCIL ACTION

None.

BACKGROUND

Initiated By: Rodolfo Sepulveda, Owner.

Council District: III - Cm. Melissa R. Cigarroa

Proposed use: The proposed use is commercial.

Site: The site is currently occupied by a single family residential home, a parking lot, and commercial structures.

Surrounding land uses: To the north of the site is Garfield Street and residential uses. To the east of the site is residential uses. To the south of the site is a commercial plaza, which includes the following businesses: Dulceria Dona Lucy, Laredo's Liquor Store, and Universal Snacks. To the west of the site is North Meadow Avenue and a commercial plaza, which includes the following businesses: Gallo Fino Barbershop, Acara Home Health Agency, WaterTree, and Cizors Hair Studio.

Comprehensive Plan: The Future Land Use Map recognizes this area as Low Density Residential.
<https://www.cityoflaredo.com/LaredoPlanning/wp-content/uploads/2021/03/viva-laredo-city-of-laredo-comprehensive-plan.pdf#page=39>

Transportation Plan: The Long Range Thoroughfare Plan identifies Garfield Street as a Local Street and North Meadow Avenue as a Major Collector.
<https://www.cityoflaredo.com/home/showpublisheddocument/17680/638703100333370000>

Letters sent to surrounding property owners: 28 In Favor: 0 Opposed: 0

COMMITTEE RECOMMENDATION

The Planning & Zoning Commission in a ___ to ___ vote recommended ___ of the zone change.

STAFF RECOMMENDATION

Staff supports the proposed zone change for the following reasons:

1. There is predominately B-1 zoning districts to the south and west of the proposed site.
2. The proposed zone change does not create an isolated zoning district.
3. The proposed site meets the minimum lot width requirement of 46 feet for B-1 zone districts as per the Laredo Land Development Code, Section 24.77.1 Dimensional Standards. The property lot width is approximately 70 feet.
4. There are similar uses within the vicinity of the proposed site.

*Please note: Proposed use shall comply with the parking regulations. Staff recommends the applicant to speak to the Building Development Services Division regarding parking.

General Comments:

1. The approval of the zone change does not guarantee the issuance of the building permit.
2. The use authorized by the zone change is required to abide by all relevant municipal codes.

IMPACT ANALYSIS

B-1. The purpose of the B-1 Limited Business District is to provide for business and commercial development serving a limited geographic area or neighborhood.

Is this change contrary to the established land use pattern?

No. There are similar uses within the vicinity of the proposed site.

Would this change create an isolated zoning district unrelated to surrounding districts?

No. There is predominately B-1 zoning districts to the south and west of the proposed site.

Will change adversely influence living conditions in the neighborhood?

No. It is not anticipated to have a negative impact in the surrounding area or neighborhood.

Are there substantial reasons why the property cannot be used in accordance with existing zoning?

Yes. The existing R-1 does not allow for proposed commercial uses intended by the applicant.



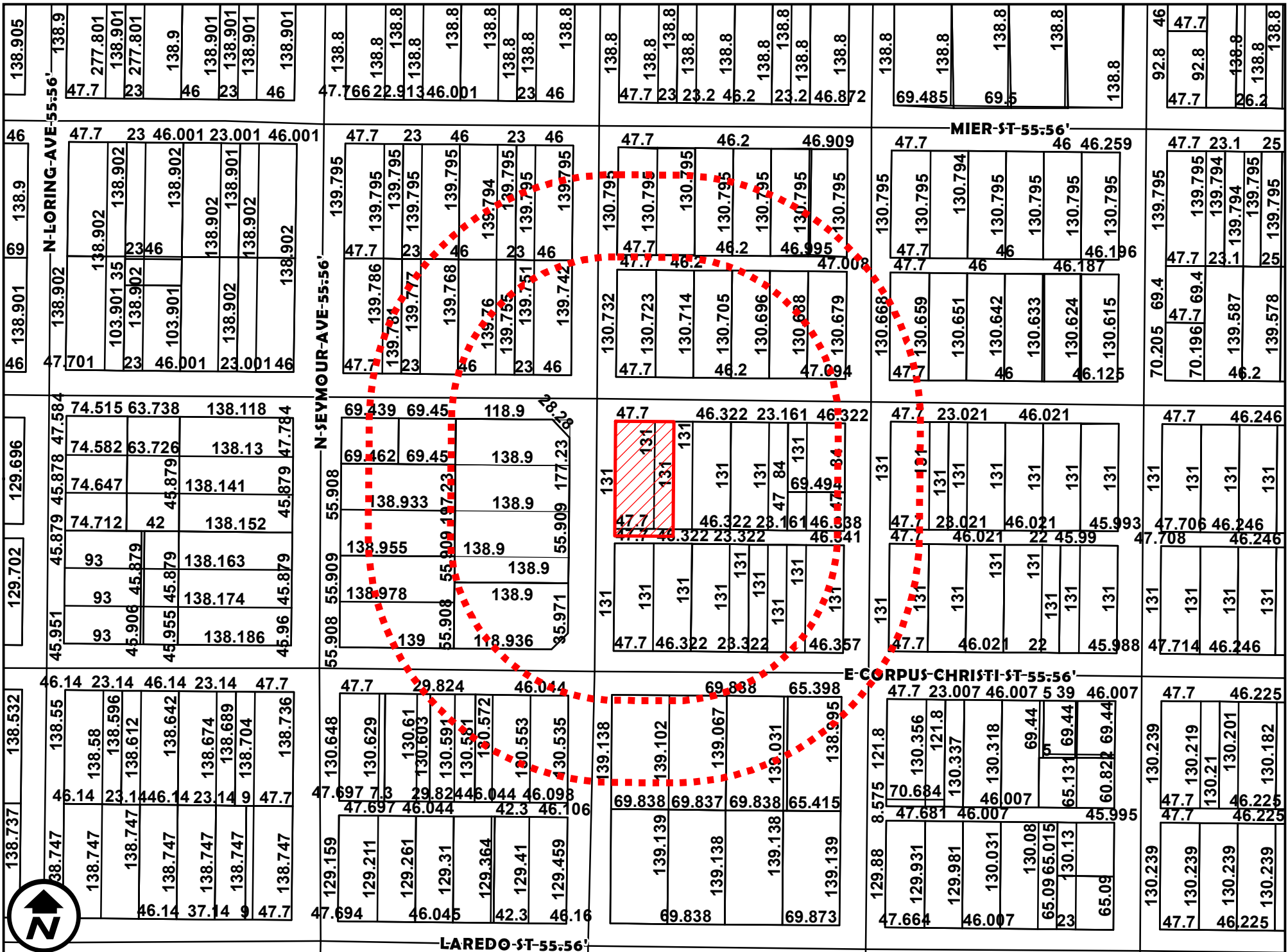
AERIAL MAP

1 inch = 150 feet

LAREDO ST 55.56'
ZC-064-2025

COUNCIL DISTRICT 3
1601 GARFIELD STREET

APPLICATION F 131
R-1 (SINGLE FAMILY RESIDENTIAL DISTRICT) ...
B-1 (LIMITED BUSINESS DISTRICT)

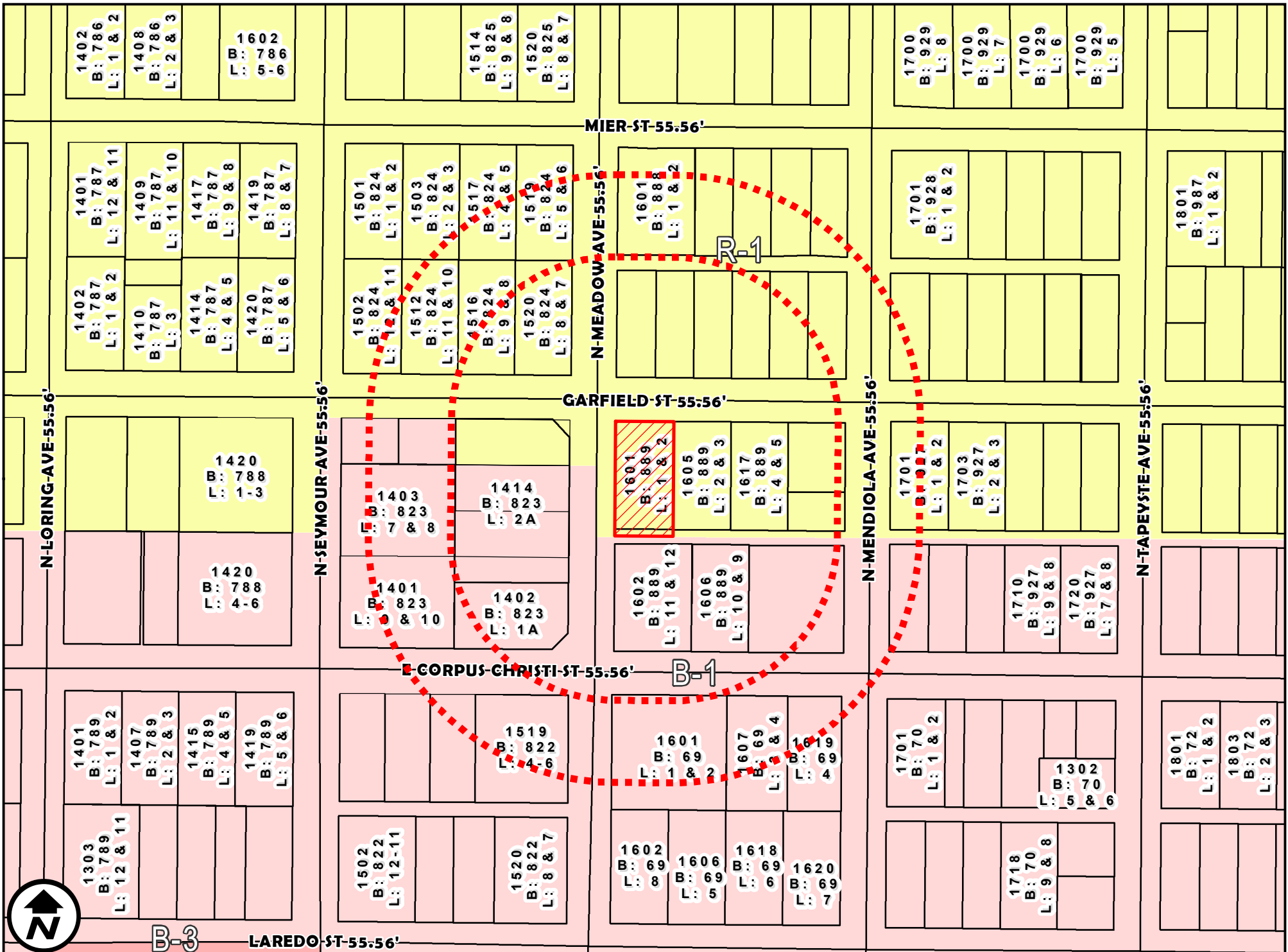


DIMENSIONS MAP

ZC-064-2025
COUNCIL DISTRICT 3
1601 GARFIELD STREET

APPLICATION F 132
R-1 (SINGLE FAMILY RESIDENTIAL DISTRICT) .
B-1 (LIMITED BUSINESS DISTRICT)

1 inch = 150 feet

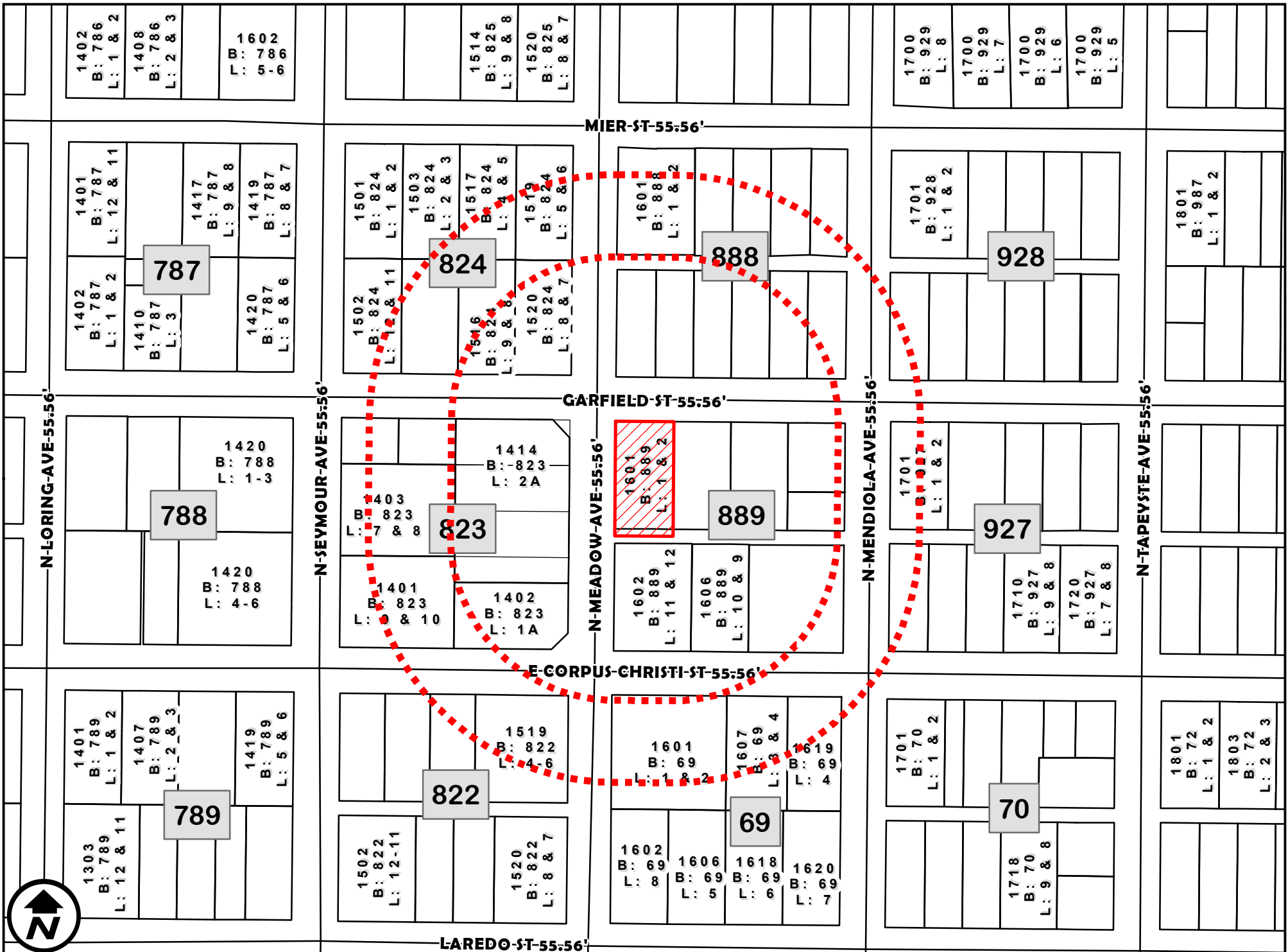


ZONING MAP

1 inch = 150 feet

ZC-064-2025
COUNCIL DISTRICT 3
1601 GARFIELD STREET

APPLICATION F 133
R-1 (SINGLE FAMILY RESIDENTIAL DISTRICT) 133
B-1 (LIMITED BUSINESS DISTRICT)



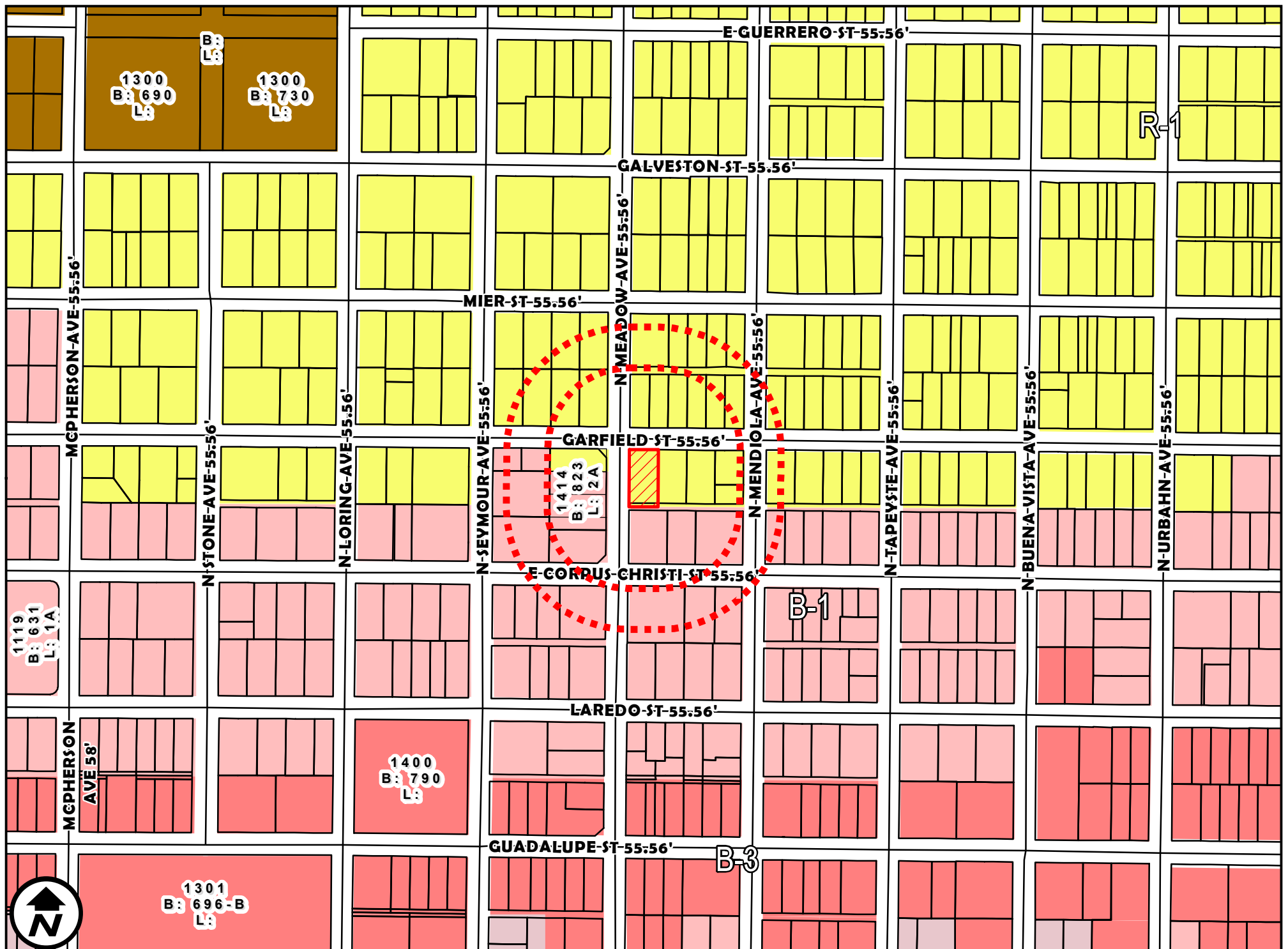
SURVEY MAP

1 inch = 150 feet

LC-064-2025

COUNCIL DISTRICT 3
1601 GARFIELD STREET

APPLICATION F 134
R-1 (SINGLE FAMILY RESIDENTIAL DISTRICT) . C
B-1 (LIMITED BUSINESS DISTRICT)



ZONING OVERVIEW

ZC-064-2025

APPLICATION F 135

1 inch = 300 feet

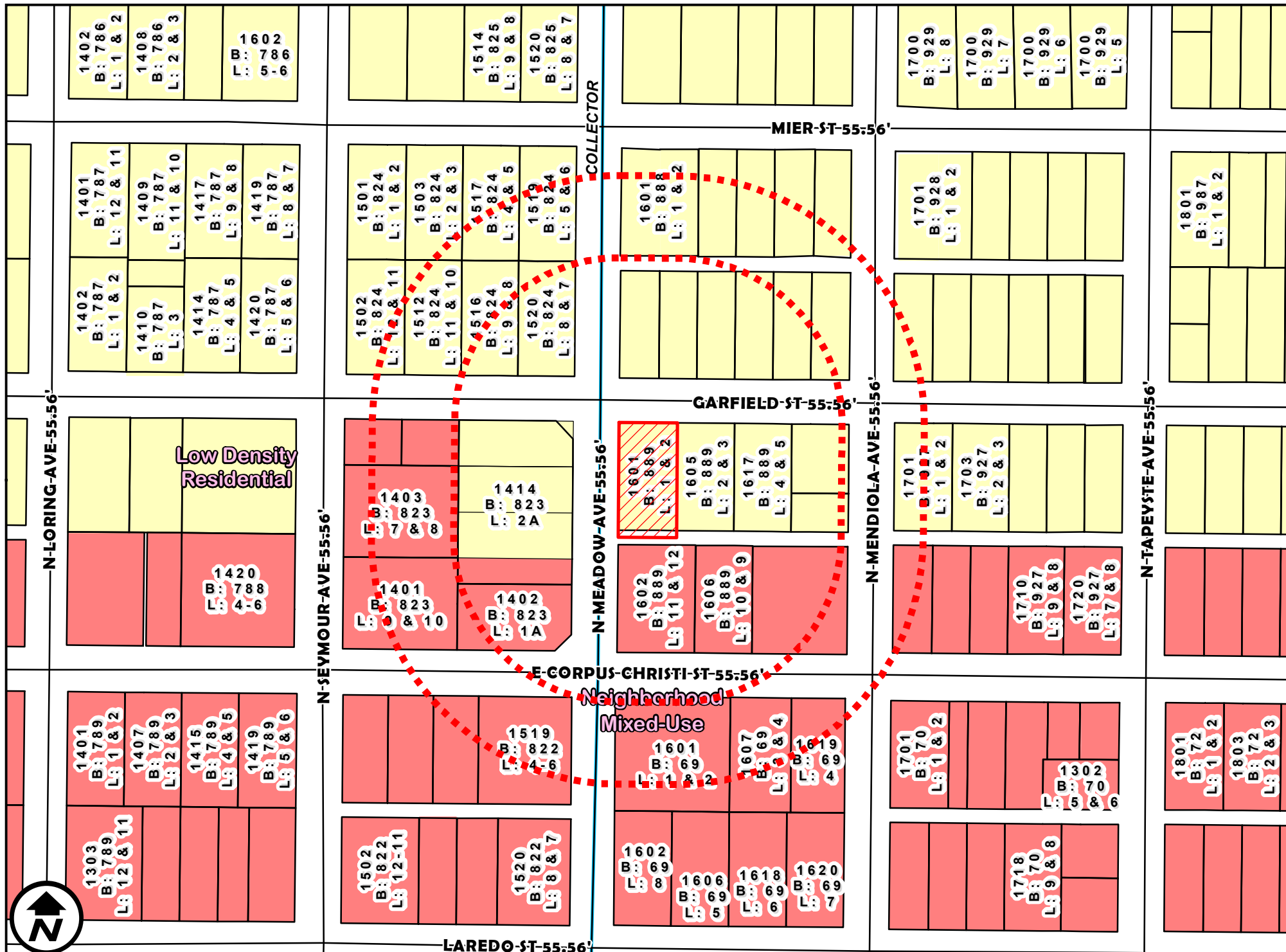
COUNCIL DISTRICT 3
1601 GARFIELD STREET

R-1 (SINGLE FAMILY RESIDENTIAL DISTRICT) . .
B-1 (LIMITED BUSINESS DISTRICT)



FUTURE LANDUSE

1 inch = 150 feet

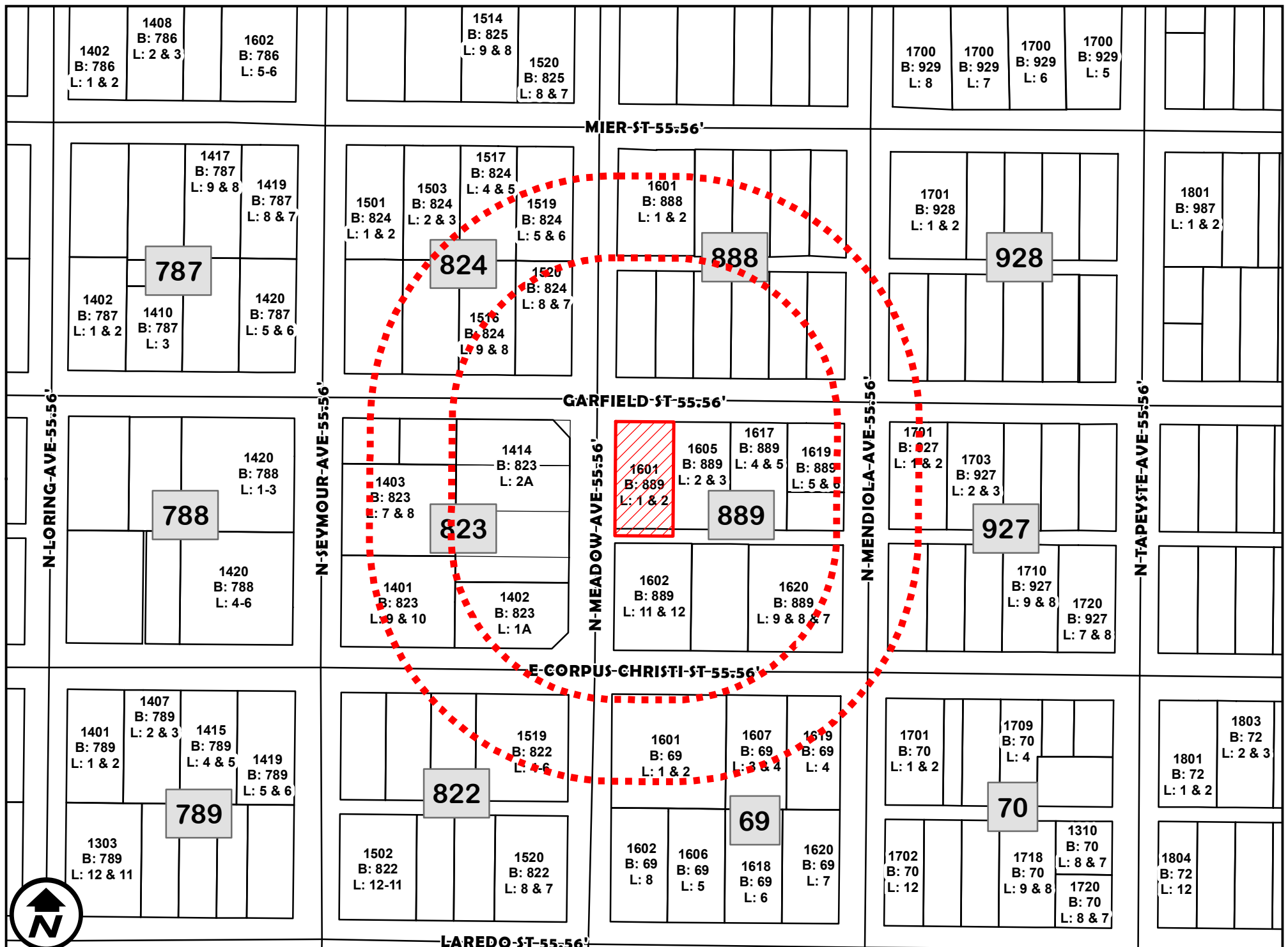


LAREDO-ST-55:56'

ZC-064-2025

COUNCIL DISTRICT 3
1601 GARFIELD STREET

APPLICATION F 136
R-1 (SINGLE FAMILY RESIDENTIAL DISTRICT) . C
B-1 (LIMITED BUSINESS DISTRICT)



200' AND 300' NOTIFICATION

1 inch = 150 feet

ZC-064-2025
COUNCIL DISTRICT 3
1601 GARFIELD STREET

APPLICATION F 137
R-1 (SINGLE FAMILY RESIDENTIAL DISTRICT) . .
B-1 (LIMITED BUSINESS DISTRICT)

City of Laredo

Planning & Zoning Commission

Meeting Date: 8/21/2025
Ordinance 7G

Public Hearing and Recommendation of an

SUBJECT

Amending the Zoning Ordinance (Map) of the City of Laredo by rezoning Lot 1 and the west 1/3 varas of Lot 2, Block 1086, Eastern Division, located at 1901 Chihuahua Street, from R-O (Residential/Office District) to B-1 (Limited Business District).

ZC-065-2025
District III

PREVIOUS COUNCIL ACTION

None.

BACKGROUND

Initiated by: R GTZ Investments, LLC, Owner; Reynaldo Gutierrez, Jr., Applicant; Annabella Ramirez, Representative

Council District: III - Melissa R. Cigarroa

Proposed Use: The proposed use is not identified. The applicant did not identify a specific proposed use.

Site: The site is currently occupied by a single-family residential structure.

Surrounding Land Uses: To the north of the site is Chihuahua Street, vacant land, Advanced Auto Parts, Go Car Wash, Guadalupe Street, North Buena Vista Avenue, and rent a tire. To the east of the site is North Urbahn Avenue and primarily single-family residential uses. To the south of the site is Rosario Street and primarily single-family residential uses. To the west of the site is North Tapeyeste Avenue and primarily single-family residential uses.

Comprehensive Plan: The Future Land Use Map recognizes this area as Downtown Mixed-Use.

https://www.openlaredo.com/planning/2017_Comprehensive_Plan-Viva_Laredo.pdf#page=39

Transportation Plan: The Long Range Thoroughfare Plan identifies Chihuahua Street as an Industrial Collector and North Buena Vista Avenue as a Local Street.

<https://www.cityoflaredo.com/home/showpublisheddocument/17680/63870310033370000>

Letters sent to surrounding property owners: 27 In Favor: 0 Opposed: 0

Staff does not support the proposed zone change for the following reasons:

1. The proposed zone change is not in conformance with the Comprehensive Plan's designation as Downtown Mixed-Use (CBD, R-1, R-2, R-3, R-1B, R-1A, R-O, AE), which does not include B-1 zoning districts.
2. Chihuahua Street is a boundary line between commercial and residential uses at this location.
3. South of Chihuahua Street is primarily single-family residential uses. The site abuts single-family residential uses to the east and south.
4. The current R-O zone already allows for neighborhood friendly commercial uses.
5. The proposed zone change of a B-1 will allow uses that will negatively impact the surrounding residential uses.
6. The proposed zone change of a B-1 will introduce uses that are dissimilar in the area.
7. The proposed zone change will create an isolated zoning district within the immediate vicinity of the site.

General Comments:

1. Pursuant of a conditional use permit is anticipated to be more appropriate at this location. However, the conditional use permit is not guaranteed.
2. The approval of the zone change does not guarantee the issuance of the building permit, certificate of occupancy, or any other permit which may be required.
3. Any use allowed under the current zone or proposed zone change is required to abide by all relevant municipal codes.

COMMITTEE RECOMMENDATION

The Planning & Zoning Commission in a ____ to ____ vote recommended ____ of the zone change.

STAFF RECOMMENDATION

IMPACT ANALYSIS

B-1. The purpose of the B-1 Limited Business District is to provide for business and commercial development serving a limited geographic area or neighborhood.

Is this change contrary to the established land use pattern?

Yes. The proposed site abuts a large area of single-family residential uses.

Would this change create an isolated zoning district unrelated to surrounding districts?

Yes, the proposed will create an isolated zoning district. There are no B-1 zoning districts within the

immediate vicinity of the proposed site.

Will change adversely influence living conditions in the neighborhoods?

Possibly. It is anticipated to negatively impact the surrounding neighborhood due to the introductory uses of a B-1 zone change.

Are there substantial reasons why the property cannot be used in accordance with existing zoning?

Yes, the existing zone does not allow for B-1 zoning uses. The applicant did not specify the specific proposed use.

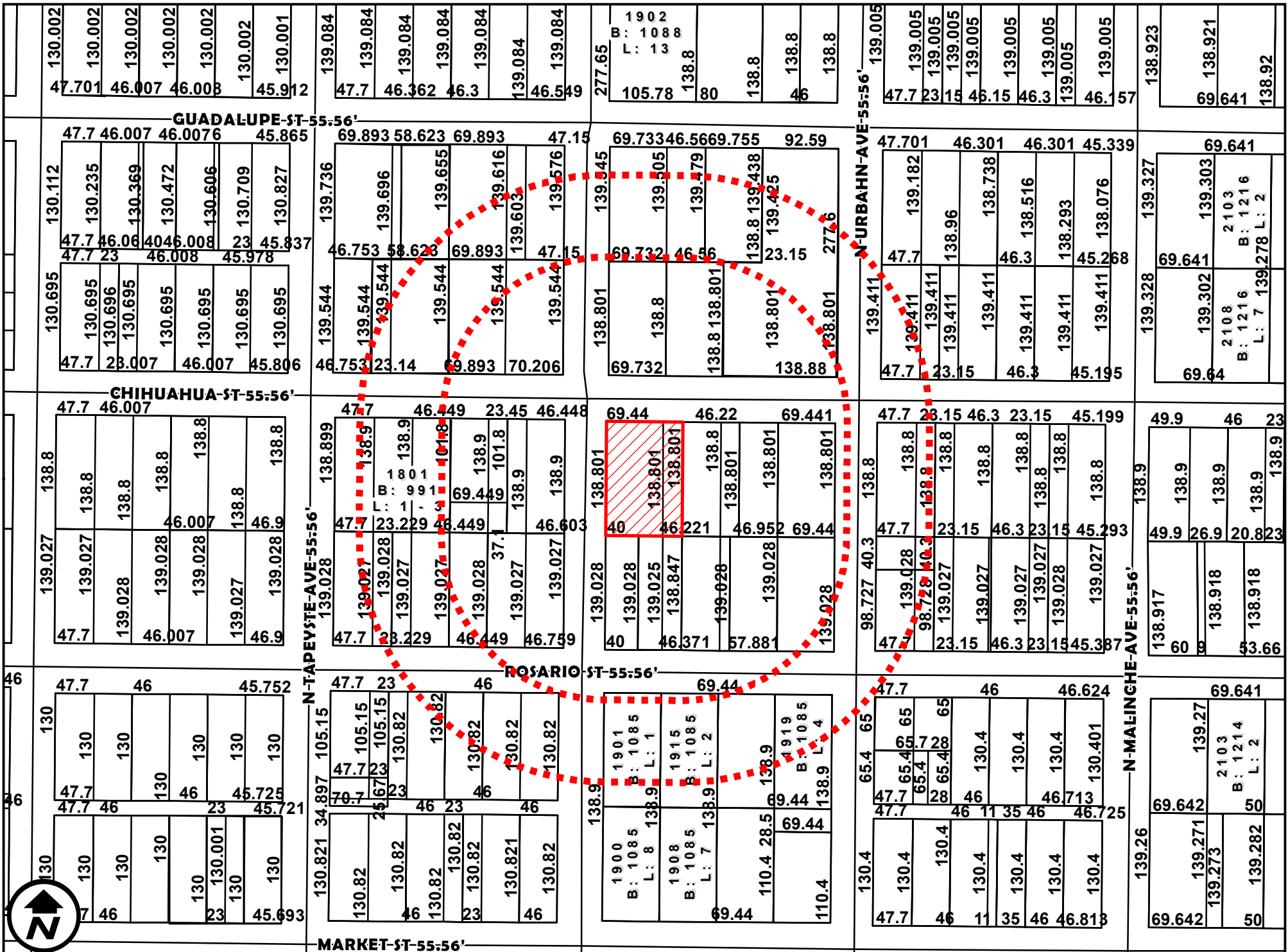


AERIAL MAP

1 inch = 150 feet

ZC-065-2025
COUNCIL DISTRICT 3
1901 CHIHUAHUA STREET

APPLICATION F 141
R-O (RESIDENTIAL/OFFICE DISTRICT) . . .
B-1 (LIMITED BUSINESS DISTRICT)



DIMENSIONS MAP

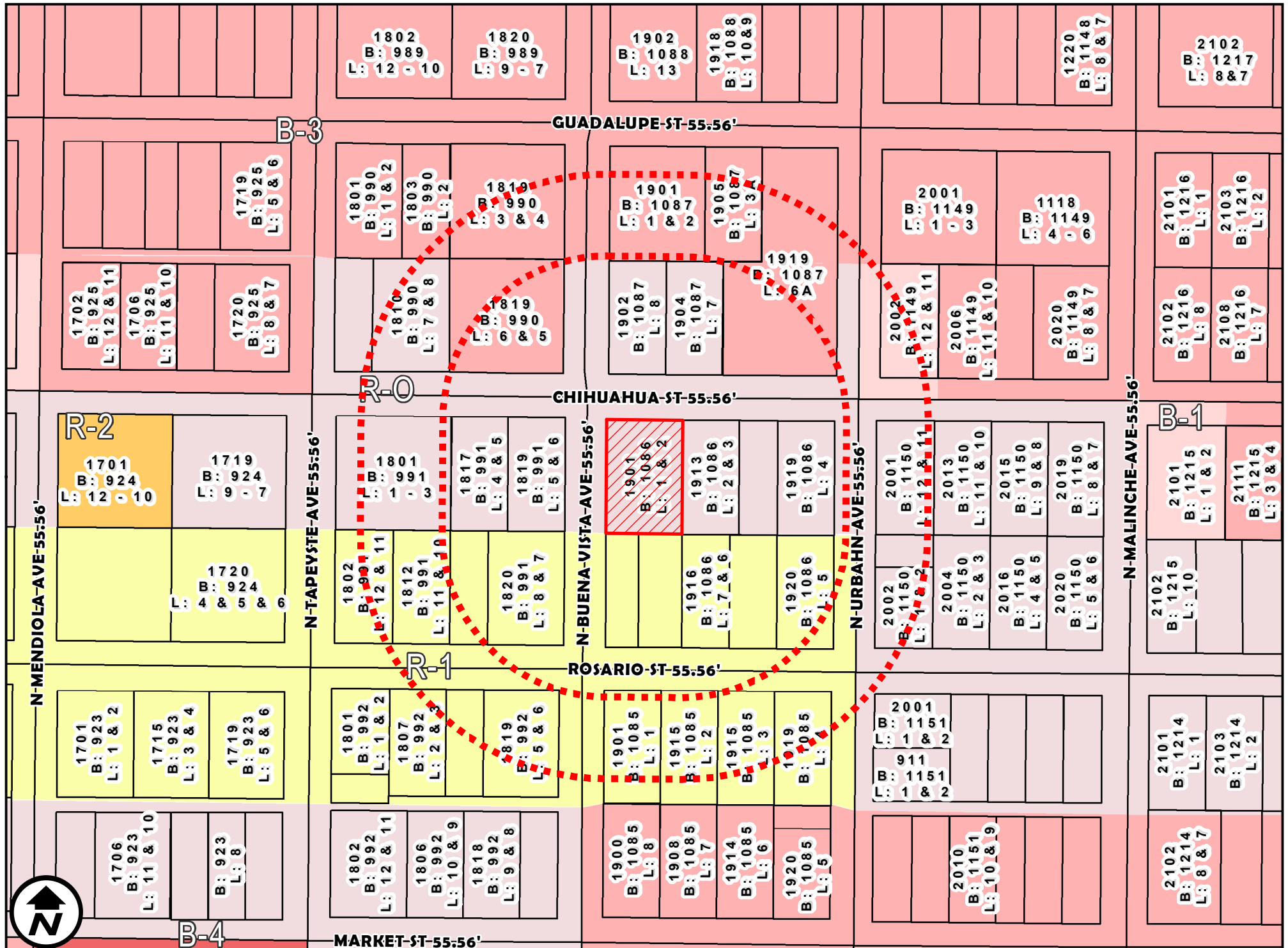
ZC-065-2025

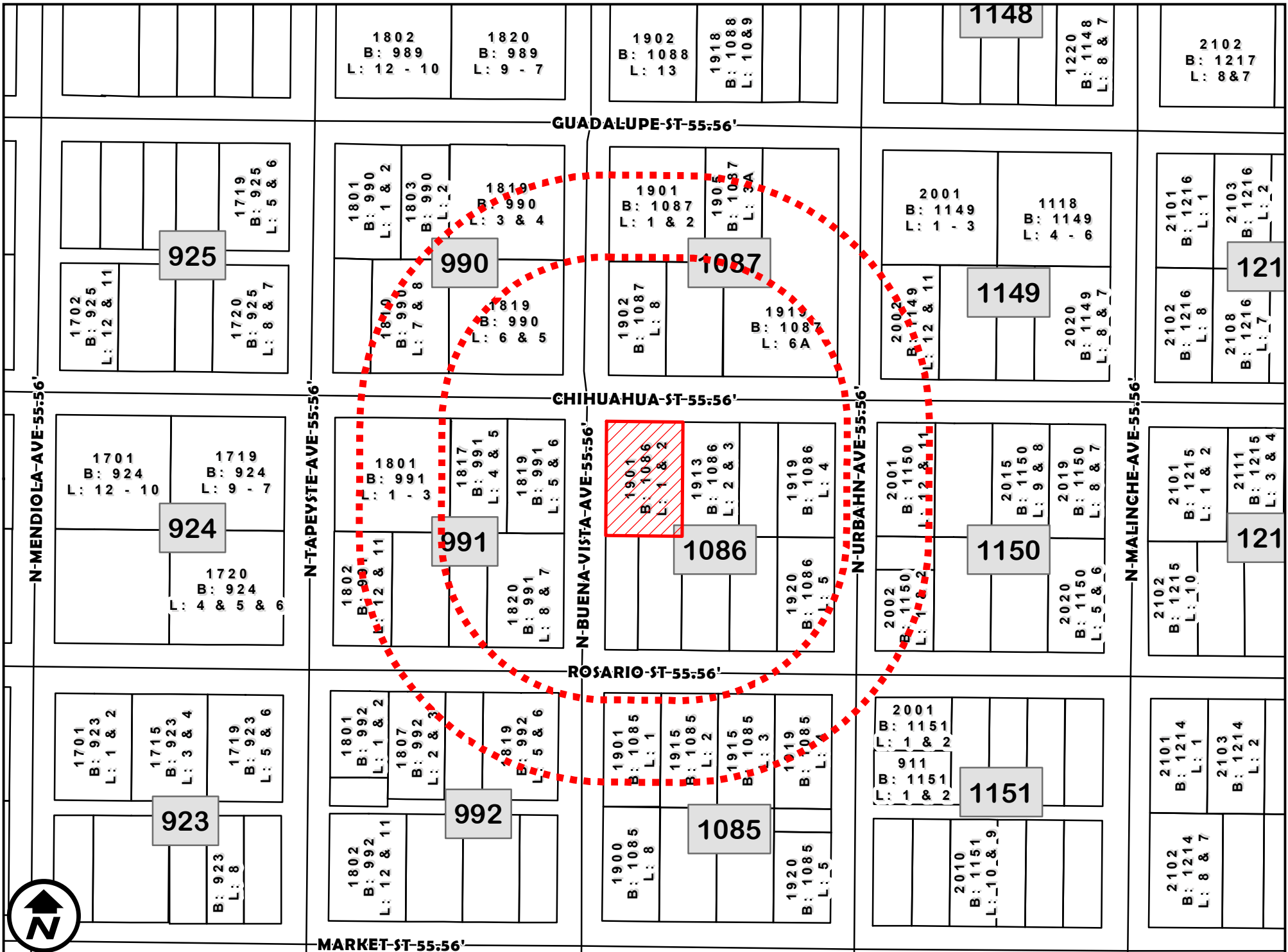
APPLICATION F 142

1 inch = 150 feet

COUNCIL DISTRICT 3
1901 CHIHUAHUA STREET

R-O (RESIDENTIAL/OFFICE DISTRICT) . .
B-1 (LIMITED BUSINESS DISTRICT)



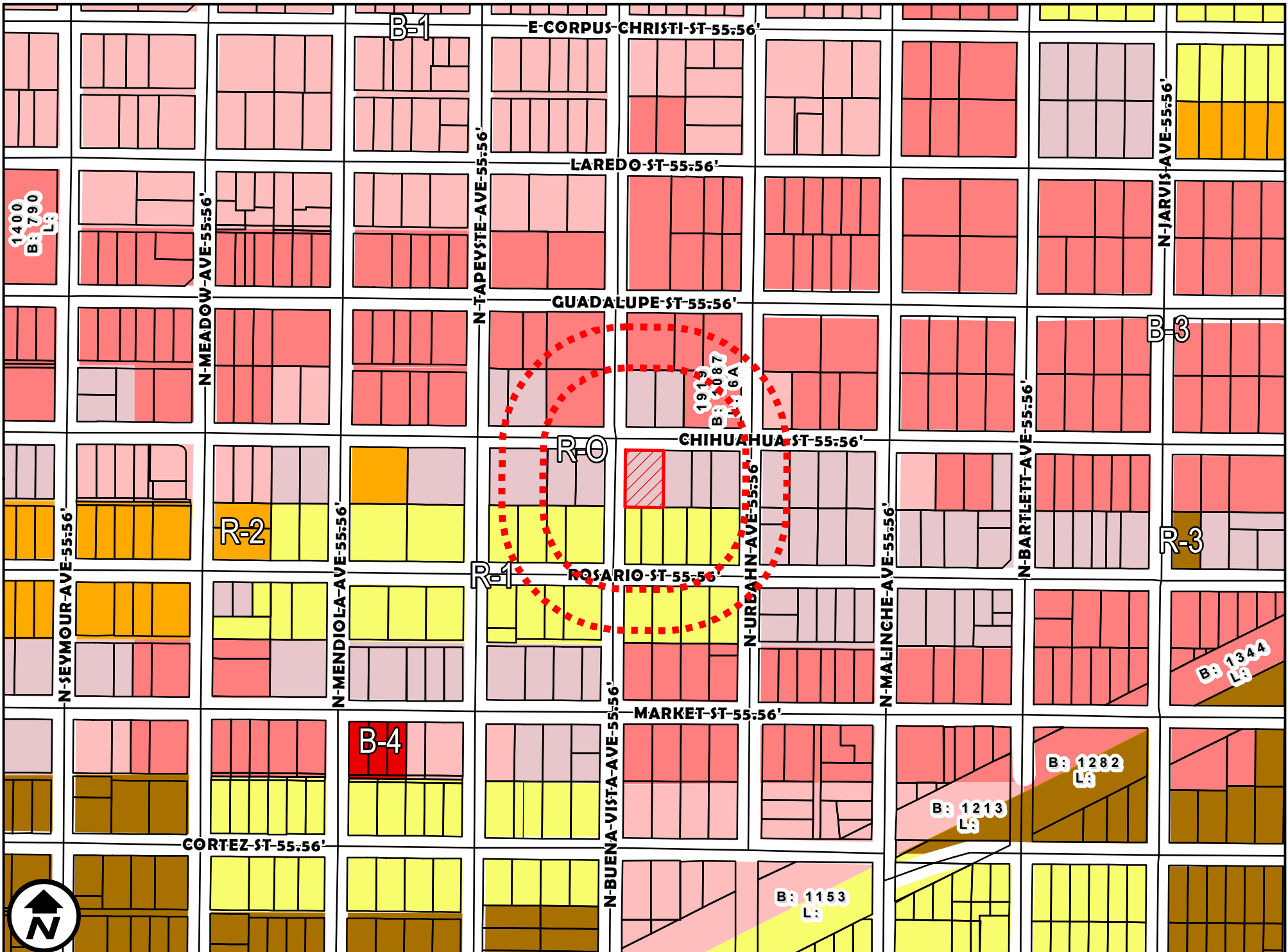


SURVEY MAP

1 inch = 150 feet

ZC-065-2025
COUNCIL DISTRICT 3
1901 CHIHUAHUA STREET

APPLICATION F
R-O (RESIDENTIAL/OFFICE DISTRICT) 144
B-1 (LIMITED BUSINESS DISTRICT)



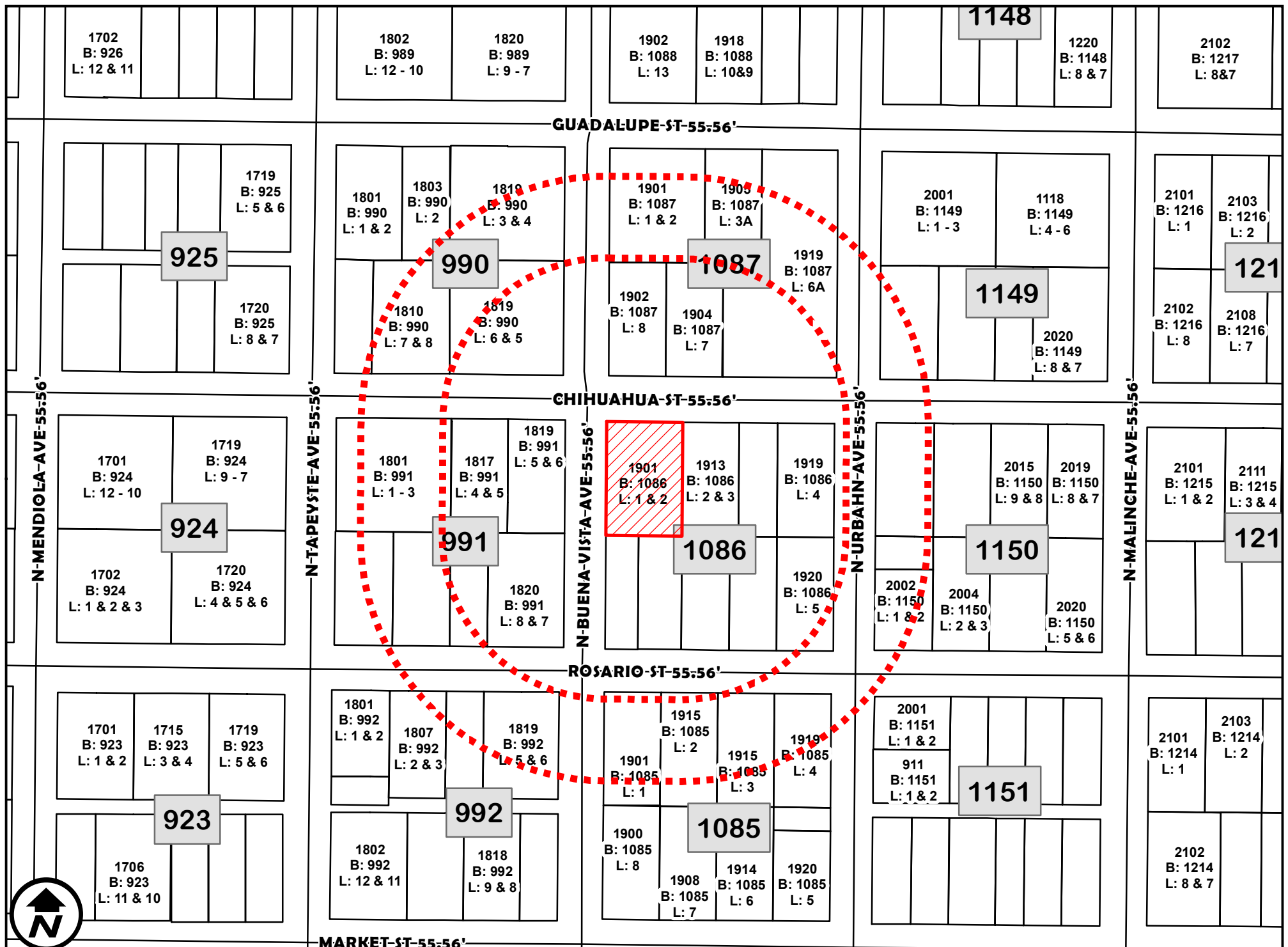
ZONING OVERVIEW

1 inch = 300 feet

ZC-065-2025
COUNCIL DISTRICT 3
1901 CHIHUAHUA STREET

APPLICATION F 145
R-O (RESIDENTIAL/OFFICE DISTRICT) . .
B-1 (LIMITED BUSINESS DISTRICT)





200' AND 300' NOTIFICATION

1 inch = 150 feet

ZC-065-2025
COUNCIL DISTRICT 3
1901 CHIHUAHUA STREET

APPLICATION F 147
R-O (RESIDENTIAL/OFFICE DISTRICT) .
B-1 (LIMITED BUSINESS DISTRICT)



City of Laredo

Planning & Zoning Commission

Meeting Date: 8/21/2025
Ordinance 7H

Public Hearing and Recommendation of an

SUBJECT

Amending the Zoning Ordinance (Map) of the City of Laredo by rezoning approximately 34.821 acres, as further described by metes and bounds on attached Exhibit A, located west of Beltway Parkway and west of Expansion Drive, from AG (Agricultural District) to M-1 (Light Manufacturing District).

ZC-066-2025
District VII

PREVIOUS COUNCIL ACTION

None.

BACKGROUND

Initiated By: ND Hachar Trust EtAl, Owner; Verde Corp., Applicant; Porras Nance Engineering, Representative

Council District: VII - Cm. Vanessa Perez

Proposed use: The proposed use is industrial.

Site: The site is currently vacant undeveloped land.

Surrounding land uses: To the north of the site is vacant undeveloped land. To the east of the site is . To the south of the site is vacant undeveloped land. To the west of the site is vacant undeveloped land.

Comprehensive Plan: The Future Land Use Map recognizes this area as Neighborhood Mixed Use.
<https://www.cityoflaredo.com/LaredoPlanning/wp-content/uploads/2021/03/viva-laredo-city-of-laredo-comprehensive-plan.pdf#page=39>

Transportation Plan: The Long Range Thoroughfare Plan identifies Beltway Parkway as a major arterial and identifies Expansion Drive as a local street.
<https://www.cityoflaredo.com/home/showpublisheddocument/17680/638703100333370000>

Letters sent to surrounding property owners: 18 In Favor: 0 Opposed: 0

COMMITTEE RECOMMENDATION

The Planning & Zoning Commission in a ____ to ____ vote recommended ____ of the zone change.

STAFF RECOMMENDATION

Staff supports the proposed zone change for the following reasons:

1. The proposed site meets the minimum lot area requirement of 9,000 square feet for M-1 zone districts as per the Laredo Land Development Code, Section 24.77.1 Dimensional Standards. The property lot area is approximately 34.821 acres (1 acre = 43,560 feet).
2. There is predominately M-1 zoning to the east of the site.
3. The proposed use is compatible with the area since there are similar uses to the east of the site.
4. The proposed zoning will not create an isolated zoning district.

General Comments:

1. The approval of the zone change does not guarantee the issuance of the building permit.
2. The use authorized by the zone change is required to abide by all relevant municipal codes.

IMPACT ANALYSIS

M-1. The purpose of the M-1 Light Manufacturing District is to encourage the development of manufacturing and wholesale business establishments which are clean, quiet, and free of hazardous or objectionable elements such as noise, odor, dust, smoke or glare. Research activities are encouraged. This district is further designed to act as a transitional use between heavy industrial uses and other less intense and residential uses.

Is this change contrary to the established land use pattern?
There are industrial uses to the east of the site.

Would this change create an isolated zoning district unrelated to surrounding districts?
No. The proposed zoning will not create an isolated zoning district.

Will change adversely influence living conditions in the neighborhood?
No. It is not anticipated to have a negative impact in the surrounding area or neighborhood.

Are there substantial reasons why the property cannot be used in accordance with existing zoning?
Yes. The existing AE does not allow for industrial uses intended by the applicant



AERIAL MAP

1 inch = 700 feet

ZC-066-2025

COUNCIL DISTRICT 7

WEST OF BELTWAY PARKWAY AND WEST OF EXPANSION DRIVE

APPLICATION F 151

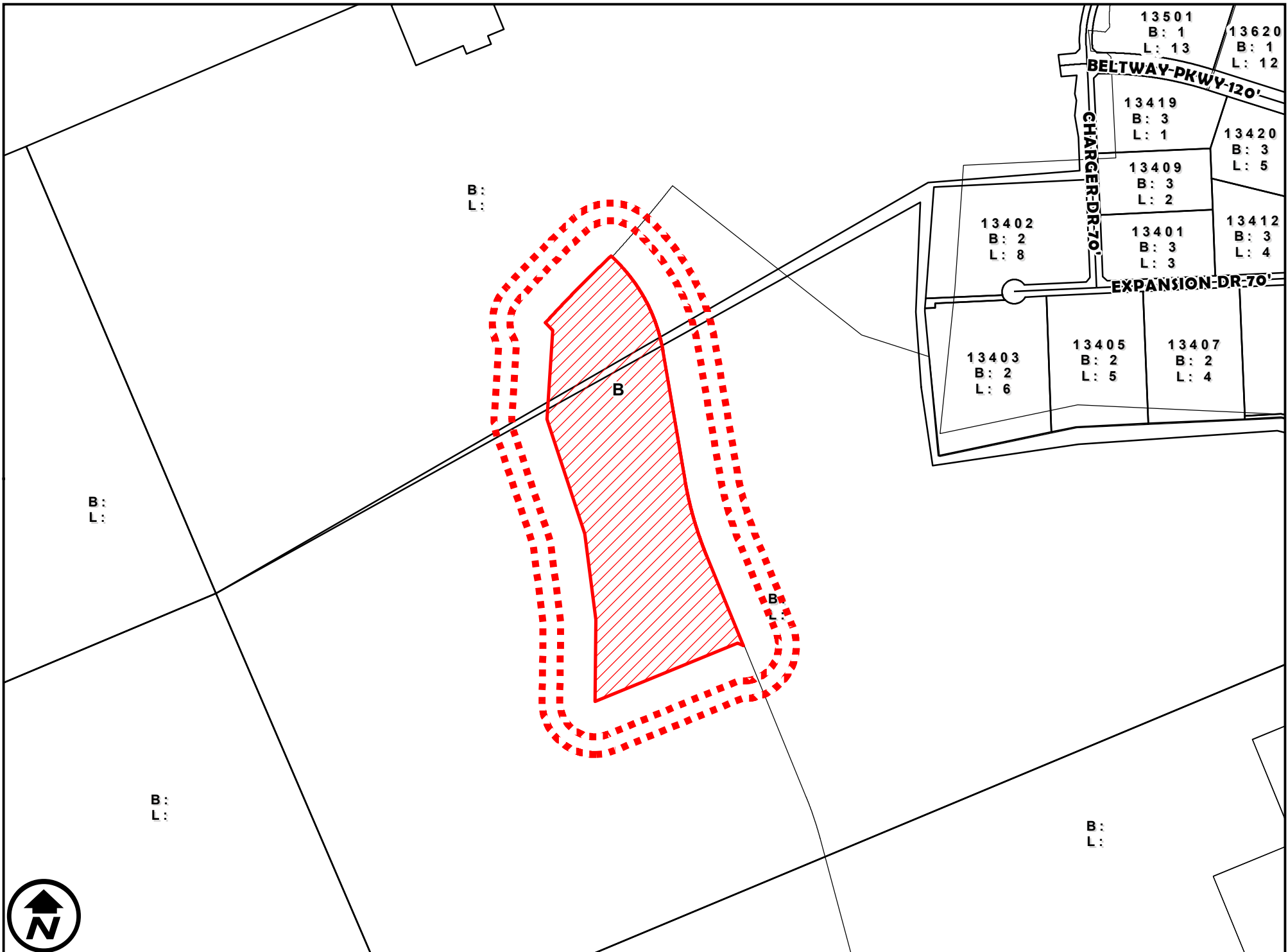
AG (AGRICULTURAL DISTRICT) . C

M-1 (LIGHT MANUFACTURING DISTRICT)



APPLICATION F 152





SURVEY MAP

1 inch = 700 feet

ZC-066-2025
COUNCIL DISTRICT 7
WEST OF BELTWAY PARKWAY AND WEST OF EXPANSION DRIVE

APPLICATION F 154
AG (AGRICULTURAL DISTRICT) .
M-1 (LIGHT MANUFACTURING DISTRICT)



ZONING OVERVIEW

1 inch = 1,400 feet

ZC-066-2025

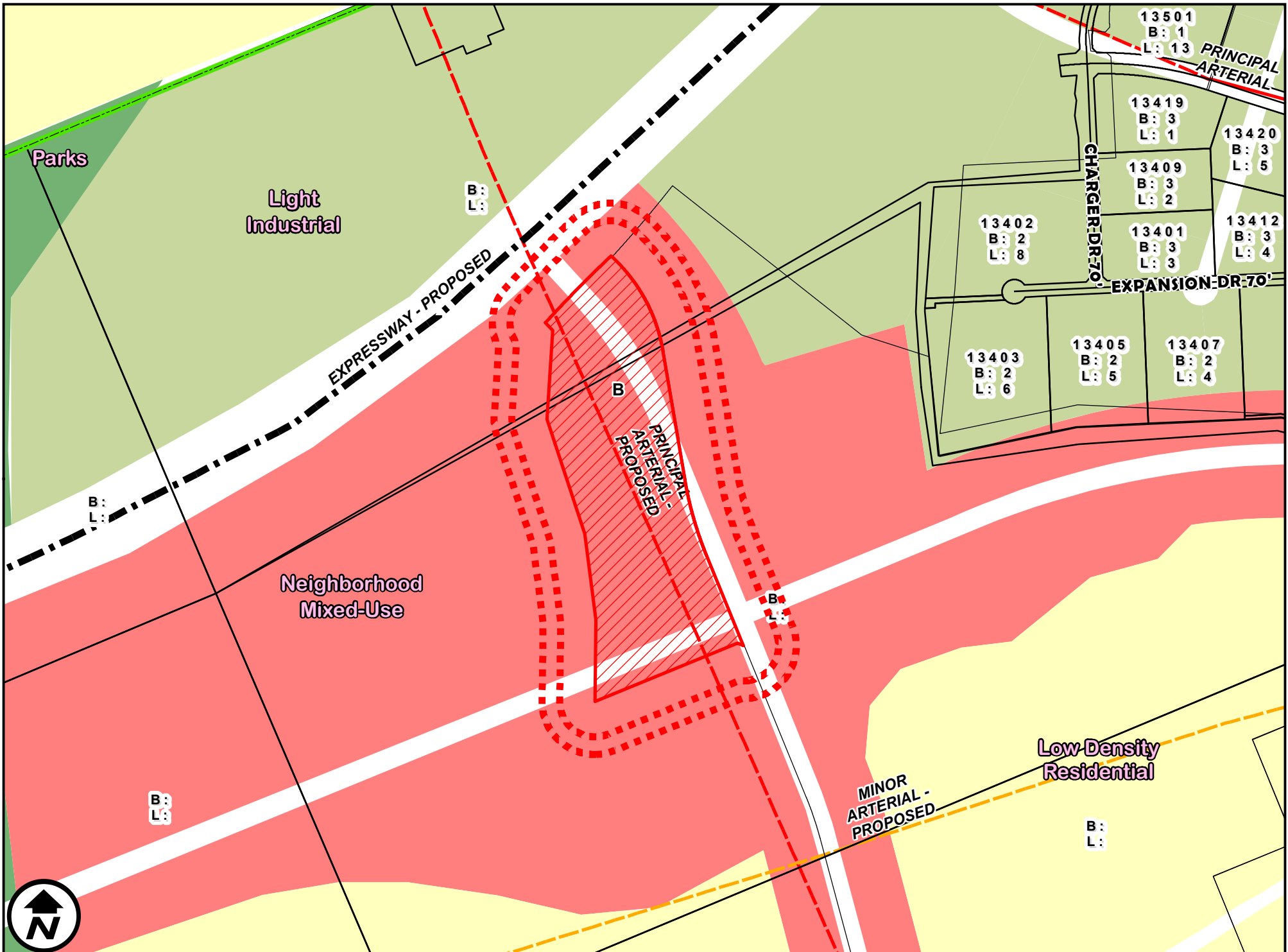
COUNCIL DISTRICT 7

WEST OF BELTWAY PARKWAY AND WEST OF EXPANSION DRIVE

APPLICATION F

155

AG (AGRICULTURAL DISTRICT)
M-1 (LIGHT MANUFACTURING DISTRICT)



FUTURE LANDUSE

1 inch = 700 feet

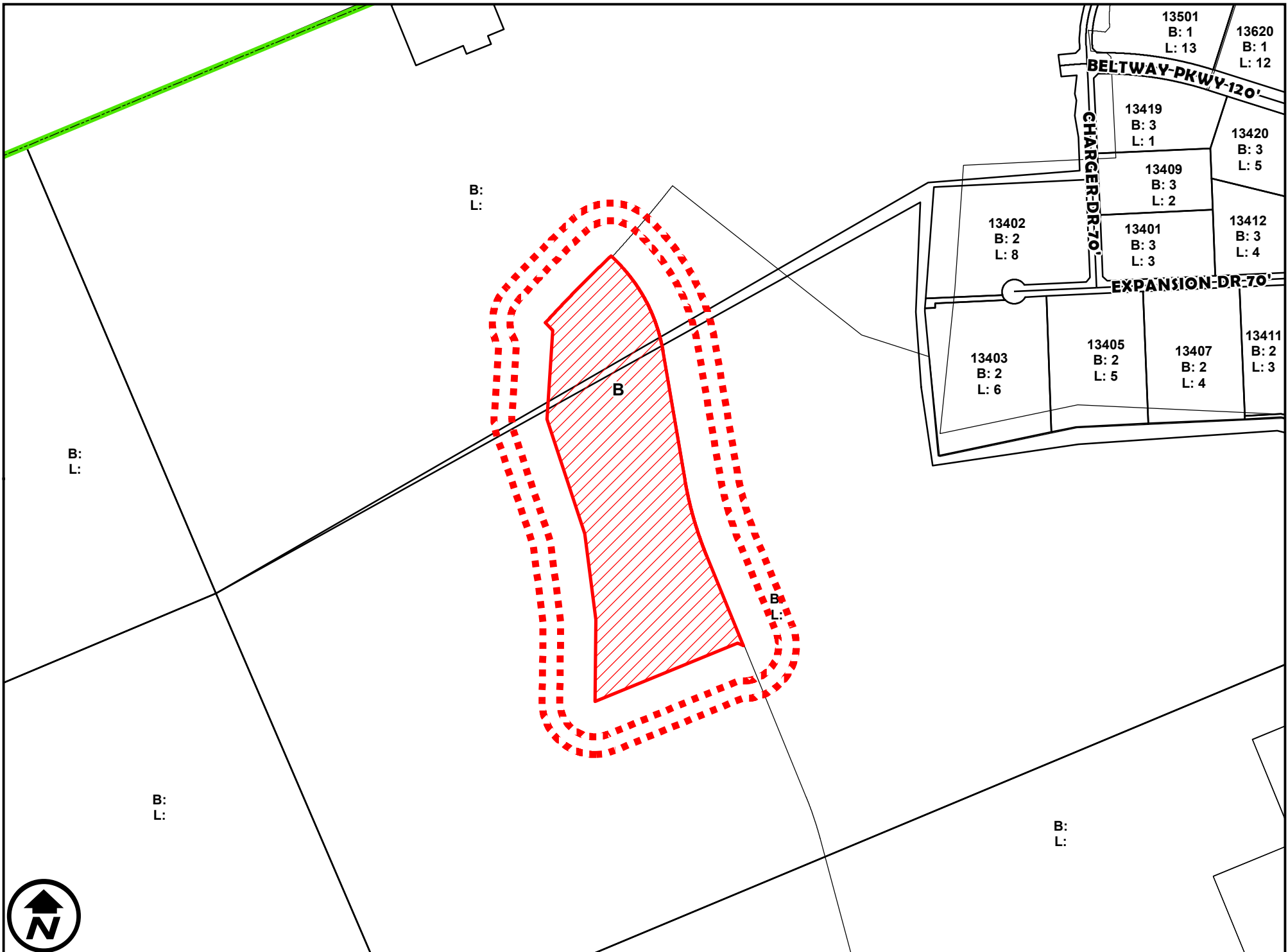
ZC-066-2025

COUNCIL DISTRICT 7

WEST OF BELTWAY PARKWAY AND WEST OF EXPANSION DRIVE

APPLICATION F 156

AG (AGRICULTURAL DISTRICT) M-1 (LIGHT MANUFACTURING DISTRICT)



200' AND 300' NOTIFICATION

1 inch = 700 feet

ZC-066-2025

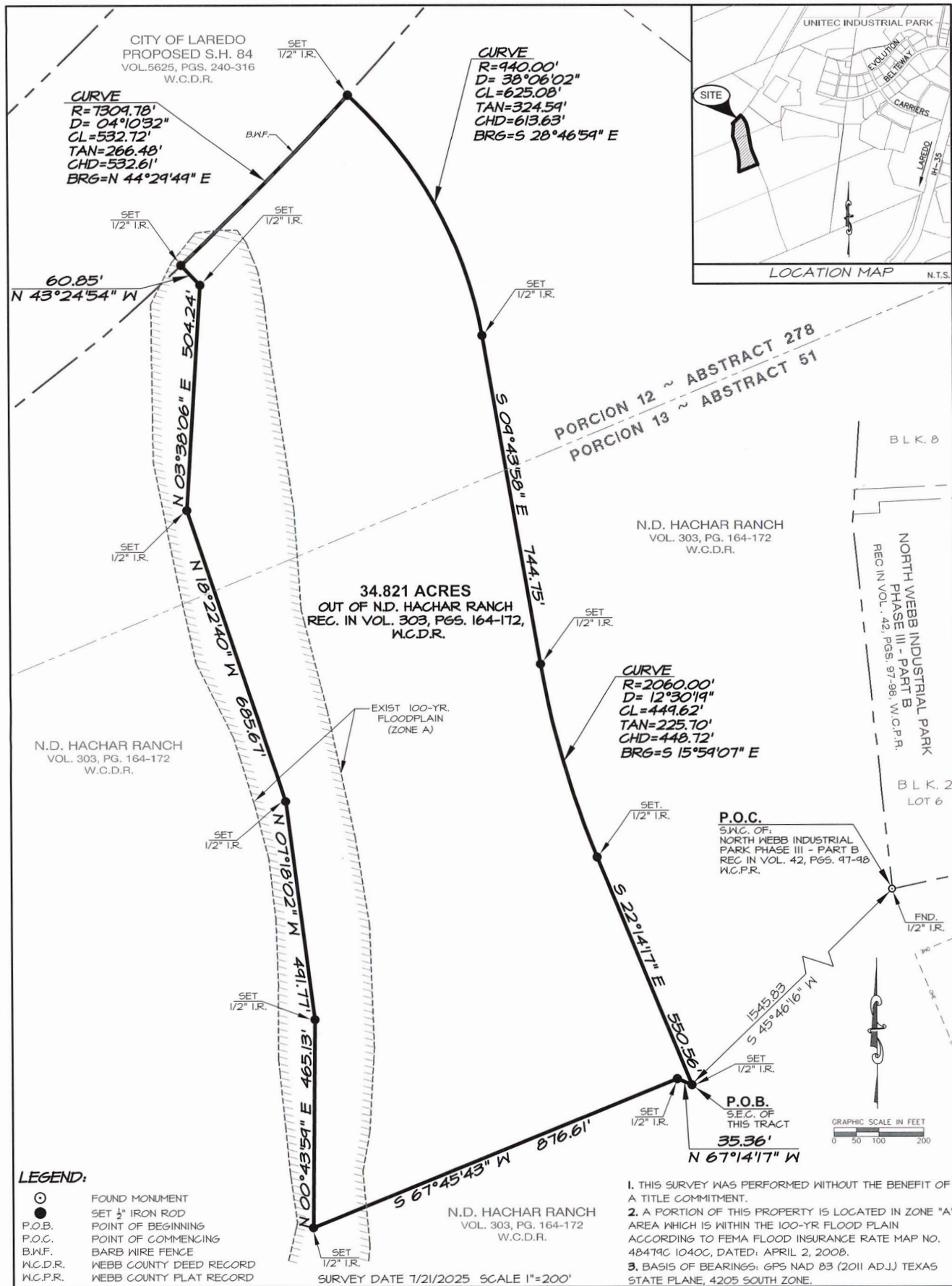
COUNCIL DISTRICT 7

WEST OF BELTWAY PARKWAY AND WEST OF EXPANSION DRIVE

APPLICATION F

157

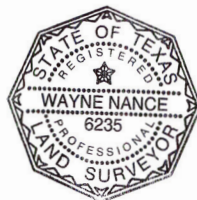
AG (AGRICULTURAL DISTRICT) M-1 (LIGHT MANUFACTURING DISTRICT)



SURVEYOR'S CERTIFICATION

I HEREBY CERTIFY THAT THIS SURVEY IS TRUE AND CORRECT AND WAS PREPARED FROM AN ACTUAL SURVEY OF THE PROPERTY MADE UNDER MY SUPERVISION ON THE GROUND THIS 21st DAY OF July, 2025.

Wayne Nance
WAYNE NANCE, R.P.L.S.
TEXAS REG. NO. 6235



BOUNDARY SURVEY OF 34.821 ACRES

OUT OF N.D. HACHAR RANCH
AS RECORDED IN VOLUME 303, PAGES 164-172
OF WEBB COUNTY DEED RECORDS
CITY OF LAREDO, WEBB COUNTY, TEXAS

**PORRAS NANCE
ENGINEERING**

304 E. CALTON RD.
LAREDO, TEXAS 78041
TYPE F-6205
TBPLS F-10188800
OFFICE (956) 724-3097
www.porrasnance.com

34.821 ACRE TRACT

Being out and part of

N.D. Hachar Ranch

Recorded in Volume 303, Page 164, Webb County Deed Records

Within the limits of the

City of Laredo and Webb County, Texas

Being a tract of land found to contain 34.821 acres, more or less, situated in Porcion 12, Abstract 278, Santiago Sanchez, Original Grantee and Porcion 13, Abstract 51, J.M. Garcia, Original Grantee, within the City Limits of Laredo and Webb County, Texas, out and part of the N.D. Hachar Ranch, recorded in Volume 303, Page 164, Webb County Deed Records; this tract being more particularly described by metes and bounds as follows:

COMMENCING from a ½" iron rod found for the southwest corner of the North Webb Industrial Park, Phase III - Part B, recorded in Volume 42, Pages 97-98, Webb County Plat Records, **THENCE** S 45°46'16" W, 1,545.83 Feet, to a ½" iron rod set for the southeast corner of the herein described tract and the **POINT OF BEGINNING**;

THENCE North 67°14'17" West, 35.36 Feet, to a ½" iron rod set for a deflection corner to the left;

THENCE South 67°45'43" West, 876.61 Feet, to a ½" iron rod set for the southwest corner of this tract;

THENCE along the westerly boundary line of the herein described tract as follows:

North 00°43'59" East, 465.13 Feet, to a ½" iron rod set for a deflection corner to the left;
North 07°18'02" West, 491.77 Feet, to a ½" iron rod set for a deflection corner to the left;
North 18°22'40" West, 685.67 Feet, to a ½" iron rod set for a deflection corner to the right;
North 03°38'06" East, 504.24 Feet, to a ½" iron rod set for a deflection corner to the left;
North 43°24'54" West, 60.85 Feet, to a ½" iron rod set on a curve to the left in the southerly boundary line of the City of Laredo, Tract I (241.81 Acres) (proposed State Highway 84 right-of-way), recorded in Volume 5625, Pages 240-316, Webb County Deed Records, for the northwest corner of this tract;

THENCE along said curve to the left in the southerly boundary line of said City of Laredo, Tract I, a total curvilinear distance of 532.72 Feet, with said curve having the following characteristics: Central Angle = 04°10'32", R = 7309.78 Feet, TAN = 266.48 Feet, CHD = 532.61 Feet, CHD Bearing = N 44°29'49" E, to a ½" iron rod set for the northeast corner of this tract;

THENCE along the easterly boundary line of the herein described tract as follows:

Along a curve to the right a total curvilinear distance of 625.08 Feet, with said curve having the following characteristics: Central Angle = 38°06'02", R = 940.00 Feet, TAN = 324.59 Feet, CHD = 613.63 Feet, CHD Bearing = S 28°46'59" E, to a ½" iron rod set for a point of tangency;
South 09°43'58" East, 744.75 Feet, to a ½" iron rod set for a point of curvature to the left;
Along said curve to the left a total curvilinear distance of 449.62 Feet, with said curve having the following characteristics: Central Angle = 12°30'19", R = 2060.00 Feet, TAN = 225.70 Feet, CHD = 448.72 Feet, CHD Bearing = S 15°59'07" E, to a ½" iron rod set for a point of tangency;
South 22°14'17" East, 550.56 Feet, to the southeast corner of the herein described tract and the **POINT OF BEGINNING**.

Basis of Bearings and Distances:

GPS NAD 83 (2011 Adj.), Texas State Plane, 4205 South Zone

I, Wayne Nance, the undersigned Registered Professional Land Surveyor, Number 6235, do hereby certify that the metes and bounds description shown hereon is true and correct to my best knowledge and belief and that it was prepared from an actual survey made on the ground and from office records available, without the benefit of a complete title examination report.



7.21.25

Witness my Hand and Seal


Wayne Nance, R.P.L.S.

ZC-066-2025
ATTENTION
PROPOSED
ZONE CHANGE
FROM AG TO M1
FOR INFORMATION CALL
CITY PLANNING DEPARTMENT
784-1013

City of Laredo

Planning & Zoning Commission

Meeting Date: 8/21/2025
Ordinance 71

Public Hearing and Recommendation of an

SUBJECT

Amending the Zoning Ordinance (Map) of the City of Laredo by rezoning approximately 2.044 Acre Tract, as further described by metes and bounds on attached Exhibit A, located south of Shiloh Drive and east of Snow Falls Drive, from R-1 (Single Family Residential District) to B-1 (Limited Business District).

ZC-067-2025
District VI

PREVIOUS COUNCIL ACTION

None.

BACKGROUND

Initiated By: Alejandro J. Villarreal, Owner; Ricardo Ramos, Representative

Council District: VI - Cm. Dr. Tyler King

Proposed use: The proposed use is commercial.

Site: The site is currently vacant land.

Surrounding land uses: To the north of the site is Shiloh Drive and single family residential uses. To the east of the site is vacant land, Aquademy Swim School and Fitness, and Plantation Drive. To the south of the site is single family residential uses. To the west of the site is Snow Falls Drive, a proposed commercial structure, and the North Laredo Wastewater Plant.

Comprehensive Plan: The Future Land Use Map recognizes this area as Low Density Residential.
<https://www.cityoflaredo.com/LaredoPlanning/wp-content/uploads/2021/03/viva-laredo-city-of-laredo-comprehensive-plan.pdf#page=39>

Transportation Plan: The Long Range Thoroughfare Plan identifies Shiloh Drive as a Principal Arterial.
<https://www.cityoflaredo.com/home/showpublisheddocument/17680/638703100333370000>

Letters sent to surrounding property owners: 55 In Favor: 0 Opposed: 0

COMMITTEE RECOMMENDATION

The Planning & Zoning Commission in a ____ to ____ vote recommended ____ of the zone change.

STAFF RECOMMENDATION

Staff supports the proposed zone change for the following reasons:

1. The proposed zone change does not create an isolated zoning district. There is B-1 zoning districts to the east and west of the proposed site.
2. The proposed site meets the minimum lot width requirement of 46 feet for B-1 zone districts as per the Laredo Land Development Code, Section 24.77.1 Dimensional Standards. The property lot width is approximately 154 feet.
3. There are similar uses within the vicinity of the proposed site.

General Comments:

1. The approval of the zone change does not guarantee the issuance of the building permit.
2. The use authorized by the zone change is required to abide by all relevant municipal codes.

IMPACT ANALYSIS

B-1. The purpose of the B-1 Limited Business District is to provide for business and commercial development serving a limited geographic area or neighborhood.

Is this change contrary to the established land use pattern?

No. There are similar uses within the vicinity of the proposed site.

Would this change create an isolated zoning district unrelated to surrounding districts?

No. There is B-1 zoning districts to the east and west of the proposed site.

Will change adversely influence living conditions in the neighborhood?

No. It is not anticipated to have a negative impact in the surrounding area or neighborhood.

Are there substantial reasons why the property cannot be used in accordance with existing zoning?

Yes. The existing R-1 does not allow for proposed commercial uses intended by the applicant.



ZC-067-2025

COUNCIL DISTRICT 6

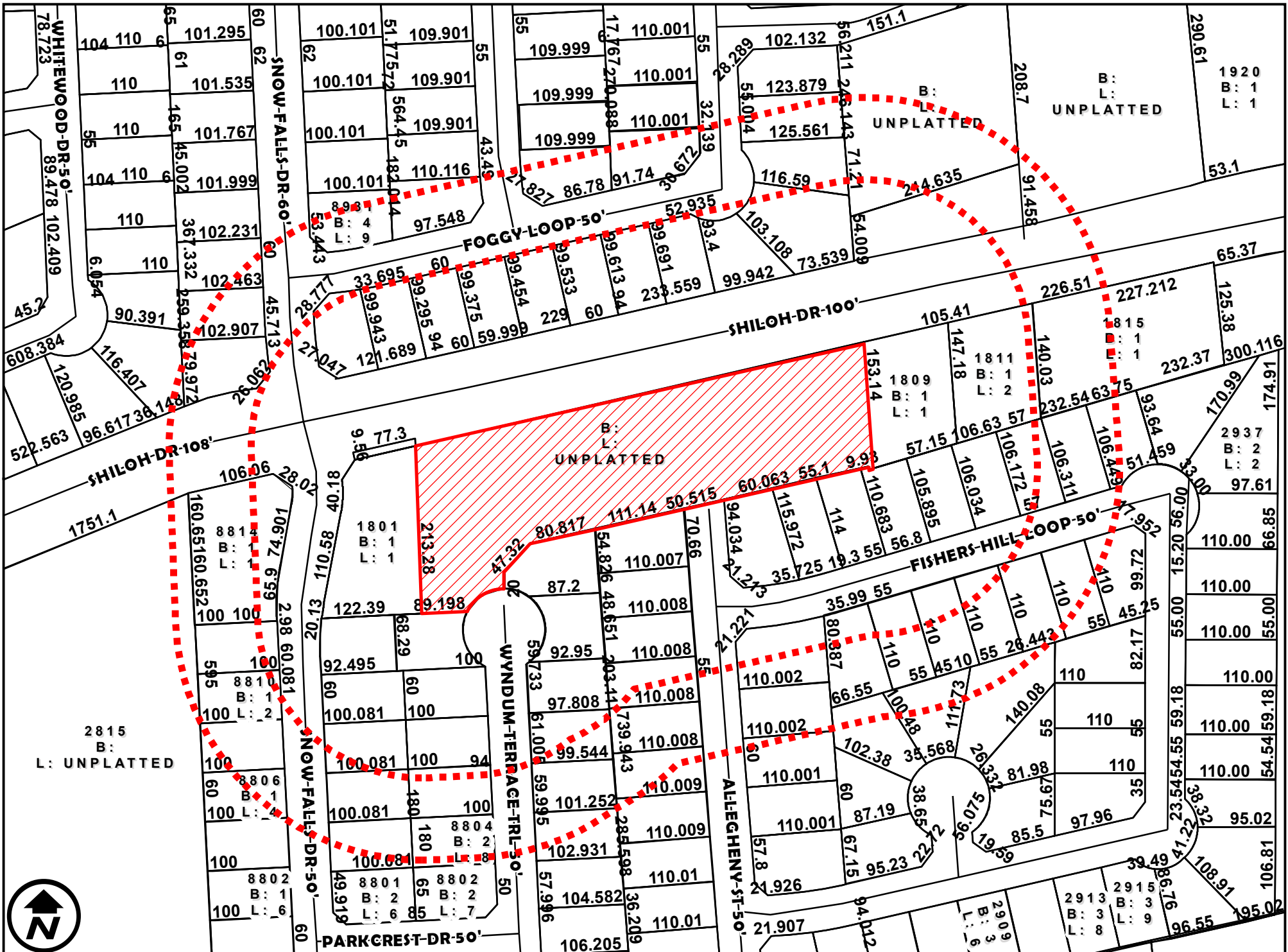
SOUTH OF SHILOH DRIVE AND EAST OF SNOW FALLS DRIVE

APPLICATION F 164

R-1 (SINGLE FAMILY RESIDENTIAL DISTRICT) 164

B-1 (LIMITED BUSINESS DISTRICT)

1 inch = 150 feet



DIMENSIONS MAP

ZC-067-2025

APPLICATION F 165

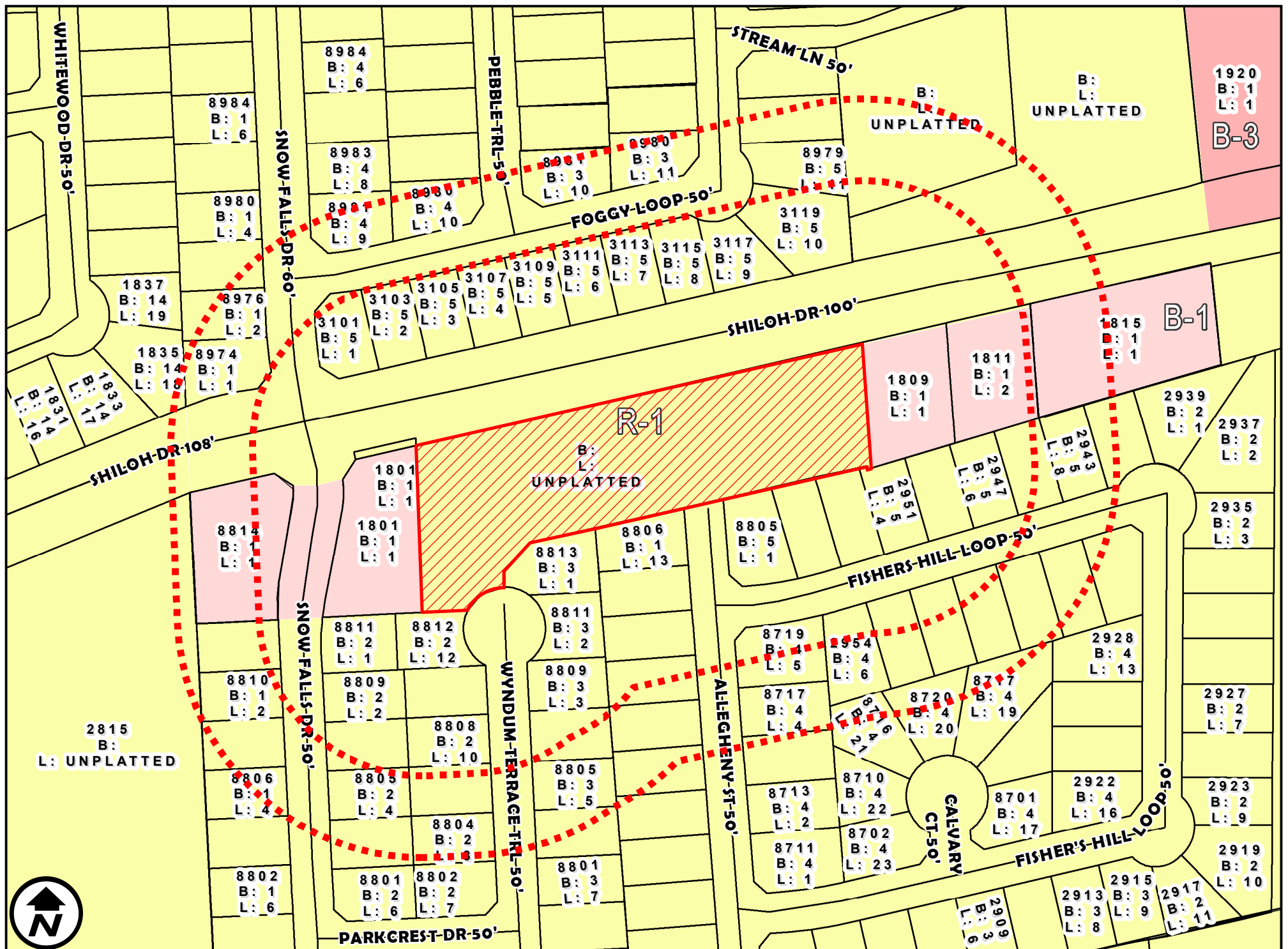
COUNCIL DISTRICT 6

R-1 (SINGLE FAMILY RESIDENTIAL DISTRICT) . C

1 inch = 150 feet

SOUTH OF SHILOH DRIVE AND EAST OF SNOW FALLS DRIVE

B-1 (LIMITED BUSINESS DISTRICT)



ZONING MAP

ZC-067-2025

COUNCIL DISTRICT 6

SOUTH OF SHILOH DRIVE AND EAST OF SNOW FALLS DRIVE

APPLICATION F 166

R-1 (SINGLE FAMILY RESIDENTIAL DISTRICT)

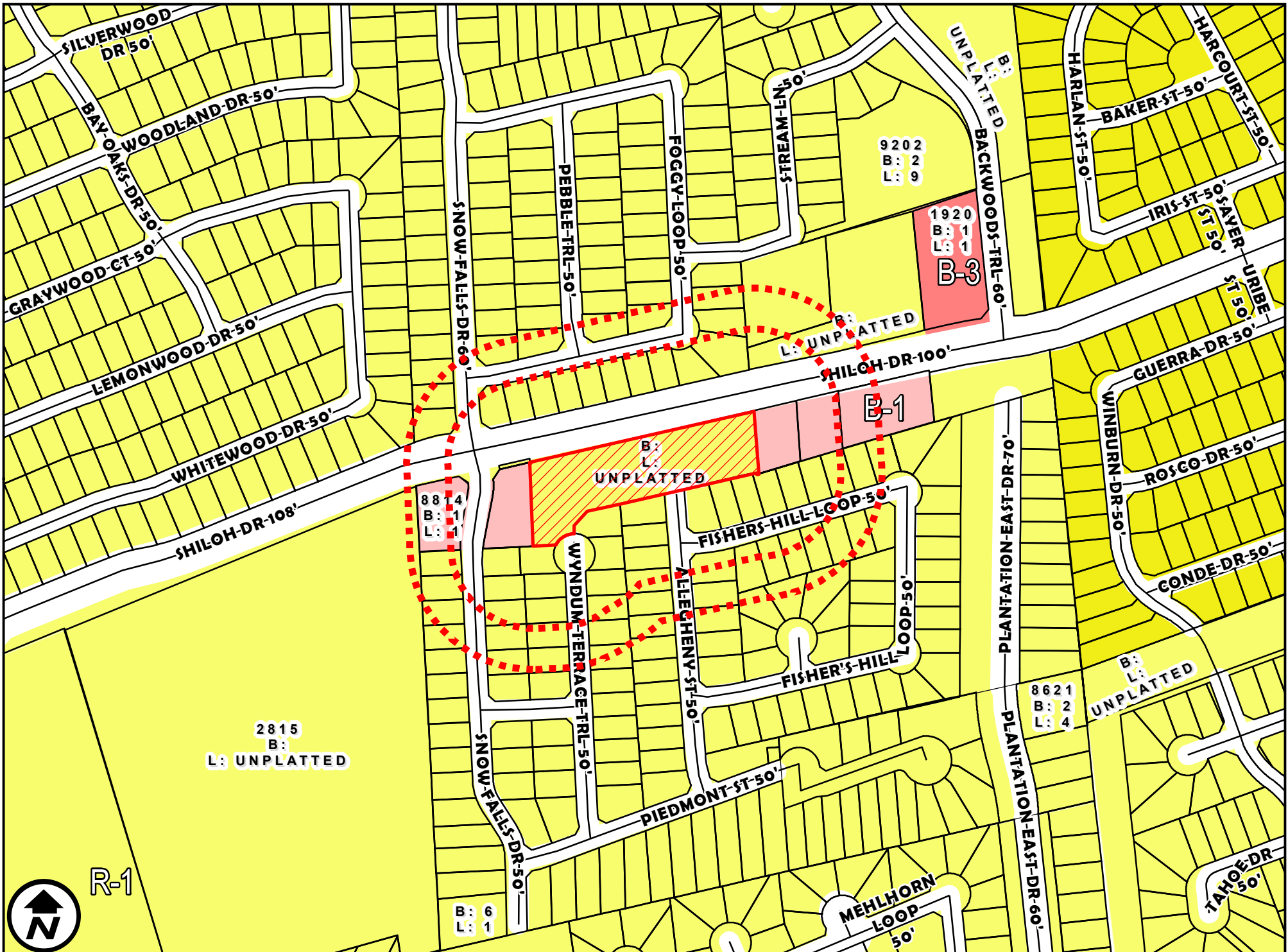
B-1 (LIMITED BUSINESS DISTRICT)

1 inch = 150 feet



B-1 (LIMITED BUSINESS DISTRICT)

1 inch = 150 feet



ZONING OVERVIEW

1 inch = 300 feet

ZC-067-2025

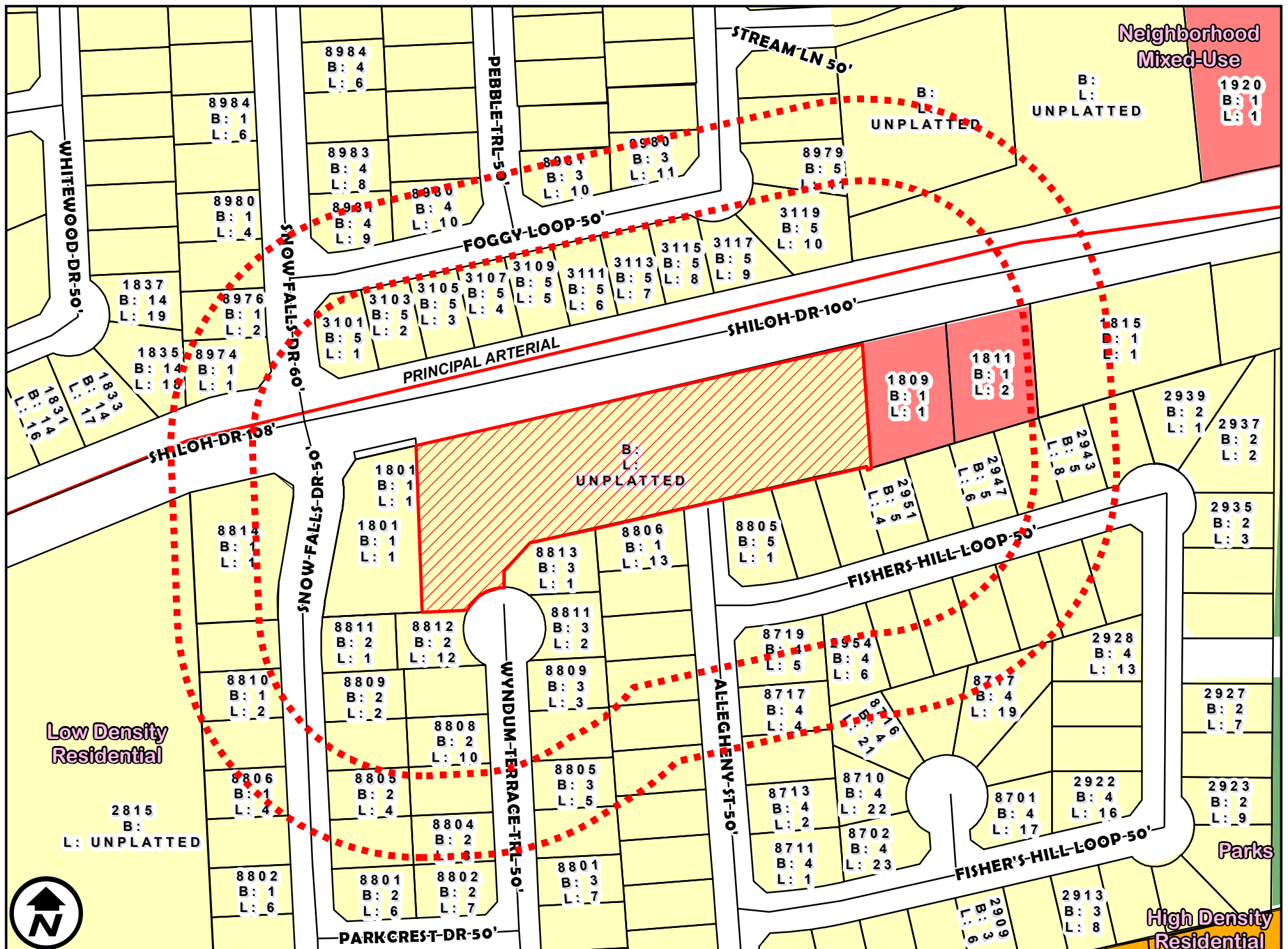
COUNCIL DISTRICT 6

SOUTH OF SHILOH DRIVE AND EAST OF SNOW FALLS DRIVE

APPLICATION F 168

R-1 (SINGLE FAMILY RESIDENTIAL DISTRICT)

B-1 (LIMITED BUSINESS DISTRICT)



FUTURE LANDUSE

1 inch = 150 feet

ZC-067-2025

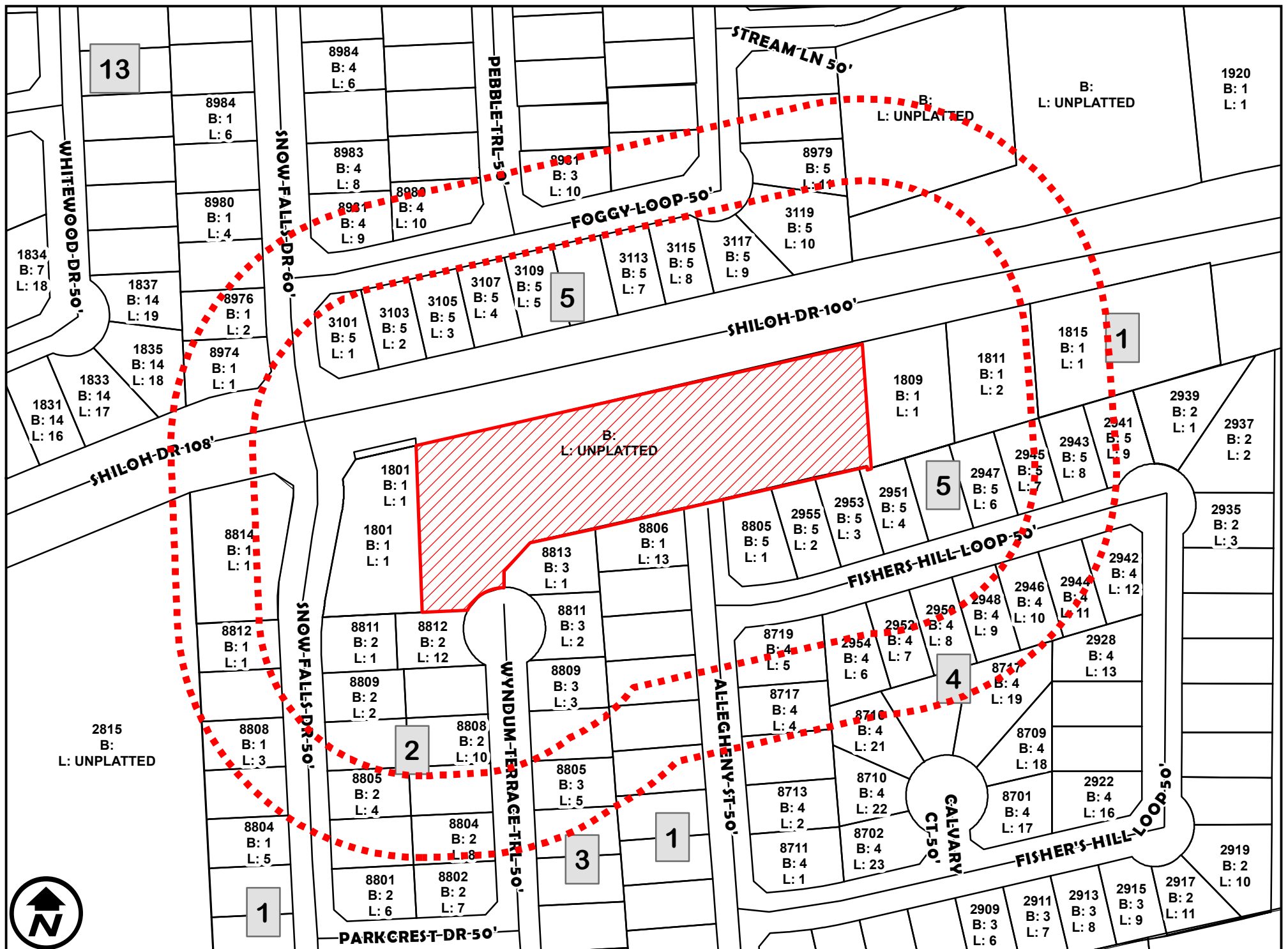
COUNCIL DISTRICT 6

SOUTH OF SHILOH DRIVE AND EAST OF SNOW FALLS DRIVE

APPLICATION F 169

R-1 (SINGLE FAMILY RESIDENTIAL DISTRICT)

B-1 (LIMITED BUSINESS DISTRICT)



200' AND 300' NOTIFICATION

ZC-067-2025

APPLICATION F 170

COUNCIL DISTRICT 6

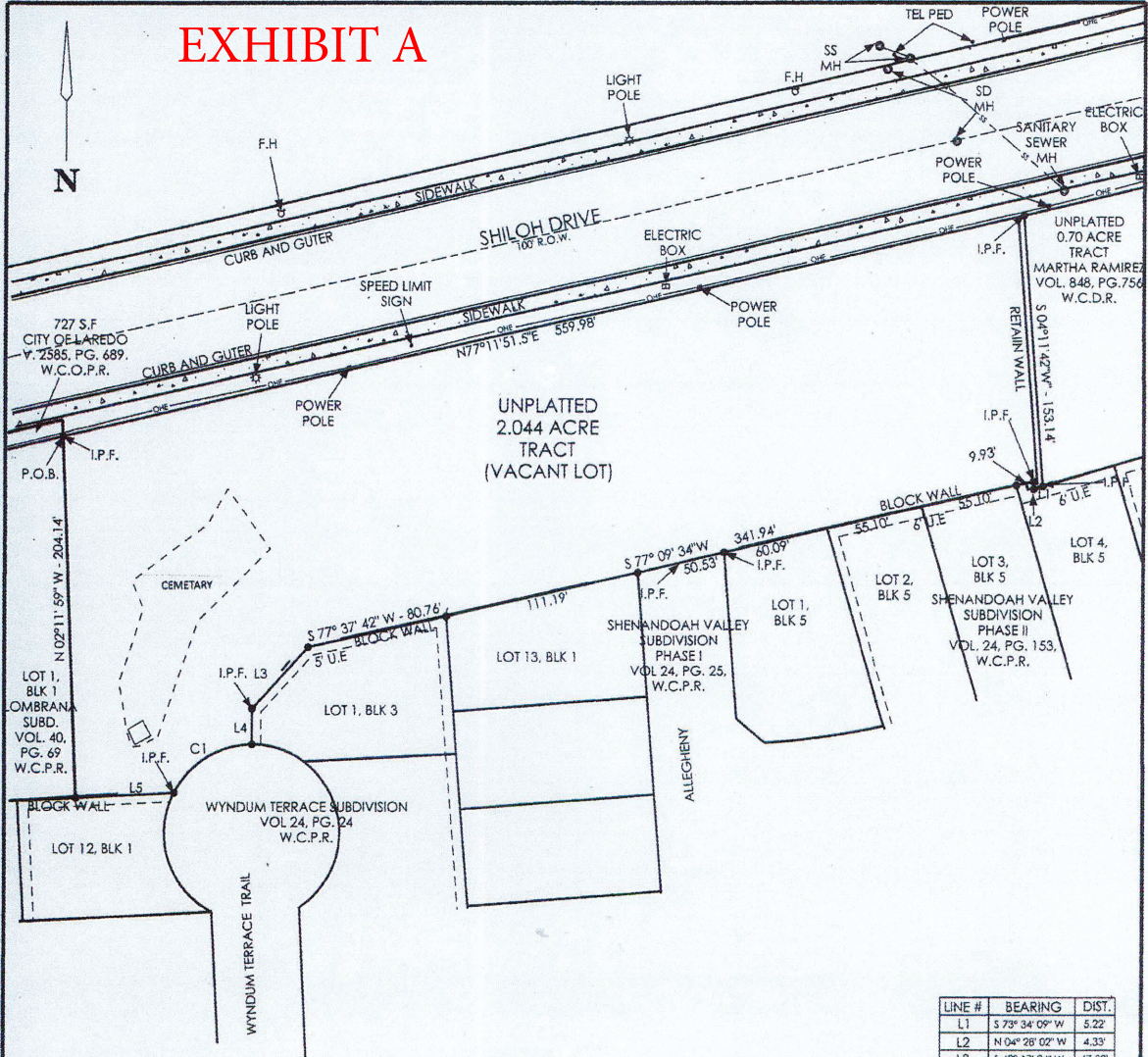
R-1 (SINGLE FAMILY RESIDENTIAL DISTRICT)

1 inch = 150 feet

SOUTH OF SHILOH DRIVE AND EAST OF SNOW FALLS DRIVE

B-1 (LIMITED BUSINESS DISTRICT)

EXHIBIT A



CURVE #	RADIUS	CURVE LENGTH	TANGENT	DELTA	CHORD BEARING	CHORD DIST.
C1	50'	54.81'	30.53'	62° 48' 44"	S 58° 35' 57" W	52.11'

LEGEND

I.P.F. - Iron Pin Found
P.L. - Property Line
U.E. - Utility Easement
O.H.E. - Over Head Electric
F.H. - Fire Hydrant
TEL PED - Telephone Pedestal
SD MH - Storm Drainage Man Hole
SS MH - Sanitary Sewer Man Hole

NOTES:

1) Utilities in easements are not shown. 2) This survey has been prepared with the reasonable expectation that it will be paid within 30 days of the date below. 3) This survey is copyrighted material and may not be reproduced without the written permission of the undersigned surveyor, except as necessary for the transaction for which it is intended. 4) This survey shall consist entirely of this document with the original 'wet' seal and blue ink signature. 5) Properties not described as complete lots or described by Metes & Bounds may need to be platted or replatted in order to obtain utility & building permits.

This tract is situated within the City of Laredo, Webb County, Texas

Bearing basis: Texas South Zone-4205 - NAD 83

Subject to recorded restrictive covenants and/or easements per Title Commitment dated September 25, 2020, GF No. 953438-20.
This survey was prepared exclusively for the following borrowers: Z. Alejandro Perez

SURVEY OF

A 2.044 ACRE TRACT OF LAND, MORE OR LESS, OUT OF A 4.92 ACRE TRACT CONVEYED TO BEKALAR, INC. IN DEED RECORDED IN VOLUME 1063, PAGES 327-333, WEBB COUNTY REAL PROPERTY RECORDS, SITUATED IN PORCION 23, ABSTRACT 283, LEONARDO SANCHEZ, ORIGINAL GRANTEE, WEBB COUNTY, TEXAS. (METES AND BOUNDS ATTACHED)

SURVEY NO. **21506**

Scale: 1"=80'

This property ☐ is ☒ is not located within a flood hazard area and is within Zone X according to Flood Insurance Rate Map No. 48479C1205C, F.I.R.M. Date: APRIL 2, 2008



I hereby certify that this survey is true and correct and was prepared from an actual survey of the property made on the ground under my supervision, this 28th day of August, 2023.

Signed:

J. Ricardo Sanchez
R.P.L.S. #4232

DO-RITE
ENGINEERING, LLC

311 MURBIDE
LAREDO, TX 78040
TEL (956) 284-2496
TEXAS FIRM REGISTRATION NO. 20695

SANCHEZ ENGINEERING, INC.
P.O. BOX 2654
LAREDO, TEXAS 78044
(956) 723-5578
Texas Land Surveyor Firm No. 10111000

SANCHEZ ENGINEERING, INC.

CIVIL ENGINEERS & LAND SURVEYORS

P. O. BOX 2654, LAREDO, TEXAS 78044

TELEPHONE: (956) 723-5578

E-mail: sanchezengineering@att.net

TEXAS LAND SURVEYING FIRM NO. 10111000

TEXAS ENGINEERING FIRM REGISTRATION NO. F-005681

FIELD NOTES

FOR A 2.044 ACRE TRACT OUT OF A 4.92 ACRE SITUATED IN
PORCION 23, ABST. 283, CITY OF LAREDO, WEBB COUNTY, TEXAS

Being a 2.044-acre tract of land out of a 4.92-acre tract, conveyed to BEKALAR, INC., described in deed recorded in Volume 1063, Pages 327-333, Real Property Records, Webb County Texas, situated in Porcion 23, Abstract 283, Leonardo Sanchez, Original Grantee, Webb County, Texas and more particularly described by metes and bounds as follows, to wit:

Beginning at a $\frac{1}{2}$ " iron rod found at the northeast corner of Lot 1, Block 1 platted as Lot 1, Block 1, Lombrana Subdivision recorded in Volume 40, page 69, Webb County Plat Records and a point along the southerly Shiloh Drive Right-of-Way line, for the northwest corner hereof;

Thence, with the southerly Right-of-Way of Shiloh Drive, *North 77° 11' 51.5" East, 559.98 feet* to a $\frac{1}{2}$ " iron rod found and being a appoint along the southerly Right-of-Way of Shiloh Drive and the northwest corner of a 0.70 acre tract of land conveyed to Martha Ramirez, described in deed recorded in Volume 848, page 756, Public Records, Webb County, Texas, for the northeast corner hereof;

Thence, with the west line of said 0.70 Acre Tract, *South 04° 11' 42" East, 153.14 feet* to a $\frac{1}{2}$ " iron rod found and being the southwest corner of said 0.70 Acre Tract and a point along the north line and CMU fence of Lot 4, Block 5, platted as Lot 4, Block 5, Shenandoah Valley Subdivision, Phase II in Volume 24, page 153, Webb County Plat Records, for the southeast corner hereof;

Thence, with the north line and CMU fence of said Lot 4, Block 5, *South 73° 34' 09" East, 5.22 feet* to a fence corner, for an exterior corner hereof;

Thence, with the north line and CMU fence of said Lot 4, Block 5, *North 04° 28' 02" West, 4.33 feet* to a $\frac{1}{2}$ " iron rod found along a CMU fence corner, for an exterior corner hereof;

Thence, with the north line and CMU fence of said Lot 4, Block 5, and north lines and CMU fences of Lot 3, Block 5, Lot 2, Block 5 and Lot 1 Block 5, platted as Lots 3, 2, & 1, Block 5, Shenandoah Valley Subdivision, Phase II in Volume 24, page 153, Webb County Plat Records, *South 77° 09' 34" West, 180.22 feet* to a $\frac{1}{2}$ " iron rod found, being the northwest corner of said Lot 1, Block 5 and northeast corner of Allegheny Street Right-of-Way, for an exterior corner hereof;

Thence, with the north right-of-way of Allegheny Street, *South 77° 09' 34" West, 50.54 feet* to the northeast corner and CMU fence corner of Lot 13, Block 1, platted as Lot 13, Block 1, Shenandoah Valley Subdivision, Phase I in Volume 24, page 25, Webb County Plat Records, for an exterior corner hereof;

Thence, with the north line and CMU fence of said Lot 13, Block 1, *South 77° 09' 34" West, 111.19 feet* to a fence corner found and being the northeast corner of Lot 1, Block 3 platted as Lot 1, Block 3, Wyndum Terrace Subdivision in Volume 24, page 24, Webb County Plat Records, for an exterior corner hereof;

Thence, with the north line and CMU fence of said Lot 1, Block 3, *South 77° 37' 42" West, 80.76 feet* to a point along the fence, for an exterior corner hereof;

Thence, with the north line and CMU fence of said Lot 1, Block 3, *South 42° 17' 24" West, 47.32 feet* to a $\frac{1}{2}$ " iron rod found and fence corner, for an exterior corner hereof;

Thence, with the west line of said Lot 1, Block 3, *South 00° 00' 00", 20.00 feet* to the southwest corner of said Lot 1, Block 3 and point along north Right-of-Way line of Wyndum Terrace Trail, for an exterior corner hereof;

Thence, along the north Right-of-Way line of Wyndum Terrace Trail, in the southerly direction *54.81 feet* along a curve (Radius 50'; Tangent 30.53'; Delta 62° 48' 44"; Chord Bearing S 58° 35' 27" W; Chord Distance 52.11') to a point of curve on the easterly Right-of-Way line of Wyndum Terrace Trail and the northwest corner of Lot 12, Block 1 platted as Lot 12, Block 1, Wyndum Terrace Subdivision in Volume 24, page 24, Webb County Plat Records, for an exterior corner hereof;

Thence, with the north line and CMU fence of said Lot 12, Block 1, *South 87° 10' 55" W, 55.56 feet* to the southeast corner of said Lot 1, Block 1, for the southwest corner hereof;

Thence, with the east line of Lot 1, Block 1, *North 02° 11' 59" West, 204.14 feet* to the Point of Beginning and containing 2.044-acre of land, more or less.

I hereby certify that these field notes are true and correct and were prepared from an actual survey of the property, made on the ground under my supervision, this 28 th day of August, 2023.

Signed:

J. Ricardo Sanchez, R.P.L.S. No. 4232 (Texas)

Survey plat attached:





ZC-067-2025



ATTENTION

PROPOSED

ZONE CHANGE

FROM **R-1** TO **B-1**

FOR INFORMATION CALL
CITY PLANNING DEPARTMENT
794-1613

City of Laredo

Planning & Zoning Commission

Meeting Date: 8/21/2025
Ordinance 7J

Public Hearing and Recommendation of an

SUBJECT

Amending the Zoning Ordinance (Map) of the City of Laredo by authorizing the issuance of a special use permit amendment for a restaurant serving alcohol on Lot 3, Block 1, Del Mar North Filing No. 1 Subdivision, located at 7718 McPherson Road, Suite 106.

ZC-069-2025
District V

PREVIOUS COUNCIL ACTION

On December 02, 2024, City Council made a motion to approve a special use permit for a restaurant serving alcohol for La Parroquia. (Ordinance Number 2024-O-263)

BACKGROUND

Initiated by: Antonio E. Mancera Owner, and Joeman Property Management LLC; and Carlos Valencia, Applicant and Representative

Council District: V- Ruben Gutierrez, Jr.

Proposed Use: The proposed use is to amend an existing special use permit for La Parroquia

Minimum Zoning Required for Proposed Use: B-4 (Highway Commercial District) zoning district.

Current Zoning: The current zoning at this location is B-3 (Community Business District) zoning district.

Site: The site is currently occupied by La Parroquia, Any Time Fitness, and Dunkin Donuts

The proposed amendments for Ordinance 2024-O-263 are as follows:

1. Hours of operation: Amend the hours of operation of Monday to Sunday, from 8:00 a.m. to 3:00 p.m. to Monday to Sunday, from 8:00 a.m. to 12:00 a.m. (midnight).

Citations:

No citations have been issued.

Surrounding Land Uses: To the north of the site is Anytime Fitness, Falcon International Bank, Tensai Sushi Restaurant, San Telmo Argentinean Steakhouse, Border Foundry Restaurant and Bar, Candy Nail Bar, Quintanilla Law, other commercial businesses and single family residential uses. To the east

of the site are McPherson Road, H-E-B, H-E-B Fuel, McDonald's, Tremendo Taco, Starbucks Coffee, Crumbl Cookie, Mattress Firm, GNC, Woof gang Bakery & Grooming, AT&T Store, Moore Jewlers and other commercial businesses. To the south of the site are Del Mar Boulevard, Valero, Dos Maria Kitchen, Wendy's, Tono's Bar & Grill, The Sweet Pastry Shoppe, Bank of America, Chipotle Mexican Grill, and other commercial businesses. To the west of the site are Eden Lane, United Middle School 6th Grade Campus, and United ISD baseball and football fields.

Comprehensive Plan: The Future Land Use Map recognizes this area as Neighborhood Mixed Use.

https://www.openlaredo.com/planning/2017_Comprehensive_Plan-Viva_Laredo.pdf#page=39

Transportation Plan: The Long Range Thoroughfare Plan identifies McPherson Road as a Major Arterial.

<https://www.cityoflaredo.com/home/showpublisheddocument/17680/638703100333370000>

Letters sent to surrounding property owners: 43 In Favor: 0 Opposed: 0

STAFF COMMENTS:

A Special Use Permit is used for those types of uses that warrant individual attention on a case by case basis and should not be categorized in a zoning district. A Special Use Permit is basically an overlay on top of the existing zoning designation and can be limited in many respects, such as time, fencing, setbacks, landscaping, etc. A Special Use Permit is required for those restaurants located in R-O, B-1, or B-3 districts that wish to serve alcoholic beverages. The property is in a B-3 (Community Business District) zoning district.

Staff supports the proposed special use permit amendment at this location for the following reasons:

1. All conditions other than the amendment of the hours of operation shall remain the same.

If approved, Staff recommends the continuance of the following provisions from the existing Ordinance 2024-O-263, except the amendment of the hours of operation:

1. The Special Use Permit is issued to Carlos Valencia/La Parroquia, and may only be transferred upon application to and with the express permission of the City Council.
2. The Special Use Permit is restricted to 2,348 square feet located within Suite 106, as per Exhibit A, which is made part hereof for all purposes.
3. TO BE DELETED: The hours of operation shall be limited to, from Monday to Sunday, from 8:00 a.m. to 3:00 p.m.
3. TO BE ADDED: The hours of operation shall be limited to, from Monday to Sunday, from 8:00 a.m. to 12:00 a.m. (midnight)
4. Lighting of property shall be screened to avoid adverse impact on adjacent residential neighborhoods.

5. Landscaping shall be provided in accordance with the City of Laredo Land Development Code.
6. The owner shall provide an opaque fence or wall of not less than 7 (seven) feet in height along any side or rear property lines which abut or adjoin property containing a residential use or residential zoning district. Apartment complexes, residential condominiums or residential townhomes shall be similarly screened irrespective of which zoning district they occur in.
7. Establishments must make provisions to keep litter to a minimum, and to keep it from blowing onto adjacent streets and properties.
8. Signage shall be consistent with the City's Sign Ordinance and TABC rule or regulation.
9. Off-street parking shall be provided in accordance with the City of Laredo Land Development Code.
10. There shall be no ground vibrations created or sustained on the site which are perceptible without instruments at any point on any property adjoining the subject property. Any outdoor music shall be at the decibel levels stated in the City of Laredo Code of Ordinances, Article XI, Noise Nuisances.
11. At all times the restaurant is open to the public for business, it shall continually maintain and serve food from its full-service menu.
12. The restaurant shall not exceed the "Occupant Load" as set forth in the Certificate of Occupancy with Occupant Load.
13. The restaurant shall, during all hours of operation, maintain, free from obstruction or impediment to full instant use in the case of fire or other emergency, all exit accesses, exits or exit discharges.
14. The restaurant shall undergo an annual Fire Inspection.
15. All permits, licenses, certifications and inspections required by the codes and ordinances of the City of Laredo shall be kept up to date and current including but not limited to: a. Food Manager License (annual), b. Food Handler's Permit (annual), c. Certificate of Occupancy with Occupant Load. Occupant Load being the approved capacity of a building or portion thereof.
16. Owner shall comply with, Building, Health, Safety, and all applicable codes and regulations as required.
17. The restaurant shall maintain and comply with the BLUE Gun Sign regulations as per TABC (not to exceed the required alcohol sales percentage).
18. The restaurant shall provide the City of Laredo, Building Development Services Department with a copy of the current TABC License to include but not limited to any renewals or amendments as they occur.
19. A business entity, which has been granted an SUP, is required to report (on a form approved by the Director of Building Services) any change in the entity's ownership status which occurs by virtue of the transfer of a majority of its stock or a majority of its membership interest to the City of Laredo Building Services Director. Any change in ownership interest shall be deemed a transfer of the business and shall require Council approval of the transfer of the existing SUP.
20. Failure to comply (#19 condition) above, shall render the existing SUP null, void and of no force or effect.
21. The approval of the special use permit does not guarantee the issuance of the building permit.
22. The use authorized by the special use permit is required to abide by all relevant municipal codes.

COMMITTEE RECOMMENDATION

The Planning & Zoning Commission in a ____ to ____ vote recommended ____ of the special use permit

amendment.

STAFF RECOMMENDATION
IMPACT ANALYSIS

Is this change contrary to the established land use pattern?

No, there are similar uses (restaurants serving alcohol) near the proposed site.

Would this change create an isolated zoning district unrelated to surrounding districts?

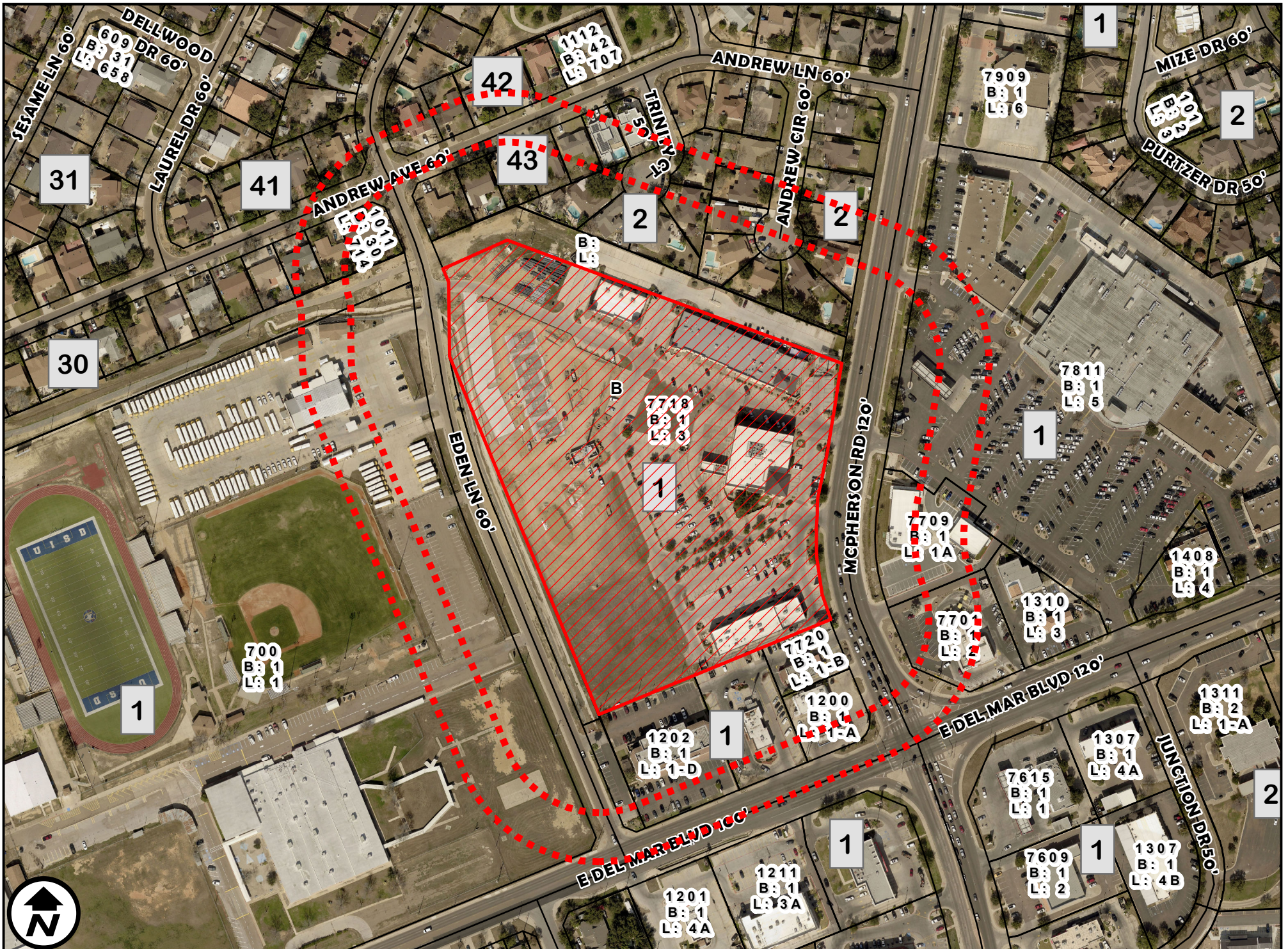
No, the zone will not change.

Will change adversely influence living conditions in the neighborhoods?

No, it is not anticipated to have a negative impact in the surrounding area or neighborhood.

Are there substantial reasons why the property cannot be used in accordance with existing zoning?

Yes, the underlying zone requires the SUP overlay to allow for a restaurant serving alcohol as intended by the applicant.



AERIAL MAP

1 inch = 250 feet

ZC-069-2025

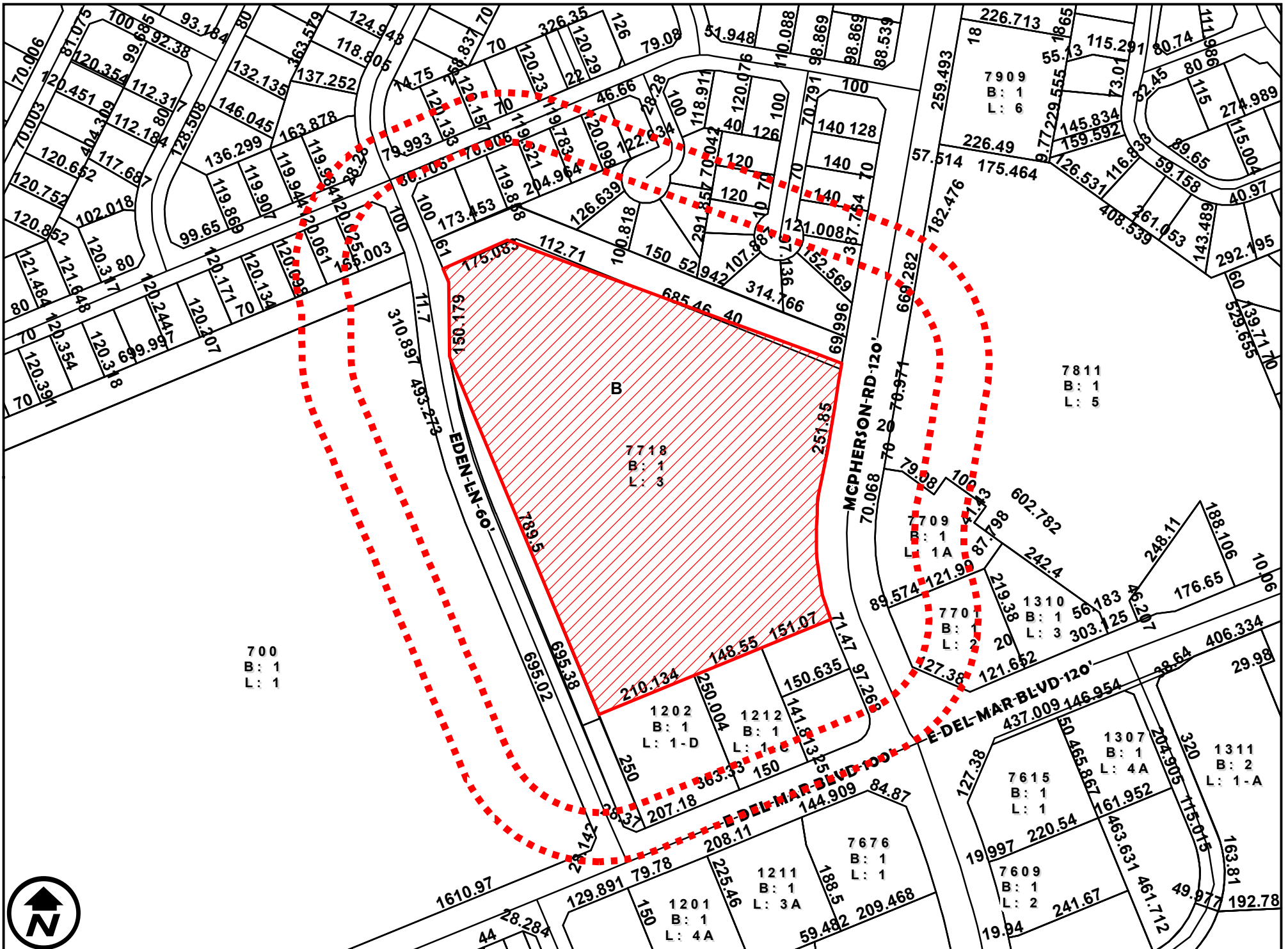
COUNCIL DISTRICT 5

7718 MCPHERSON ROAD, SUITE 106

APPLICATION F 178

B-3 (COMMUNITY BUSINESS DISTRICT)

S.U.P AMENDMENT FOR RESTAURANT SERVING ALCOHOL

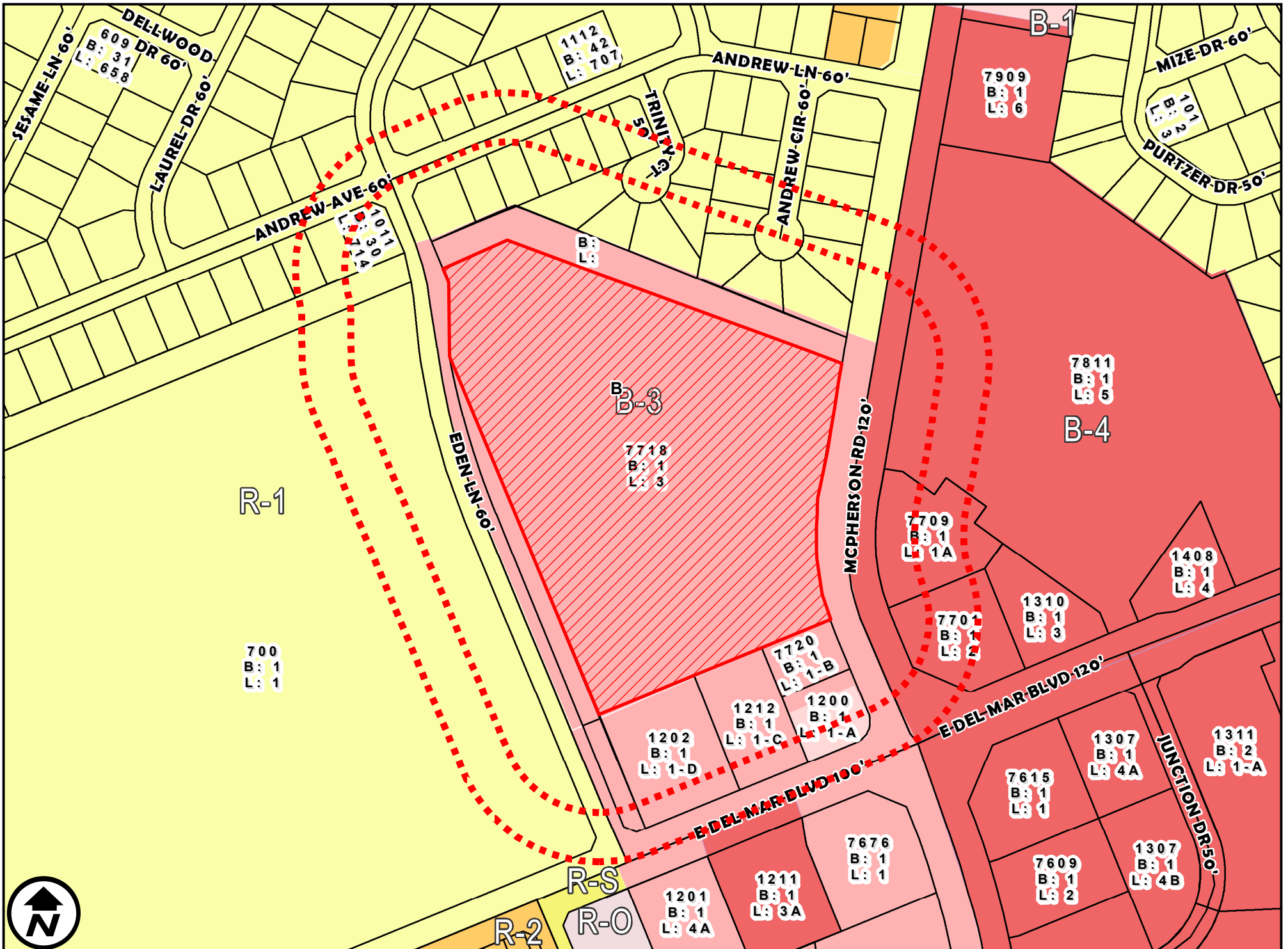


DIMENSIONS MAP

1 inch = 250 feet

3C-069-2025
COUNCIL DISTRICT 5
7718 MCPHERSON ROAD, SUITE 106

APPLICATION F 179
B-3 (COMMUNITY BUSINESS DISTRICT) . . .
S.U.P AMENDMENT FOR RESTAURANT SERVING ALCOHOL



ZONING MAP

1 inch = 250 feet

ZC-069-2025

COUNCIL DISTRICT 5

7718 MCPHERSON ROAD, SUITE 106

APPLICATION F 180

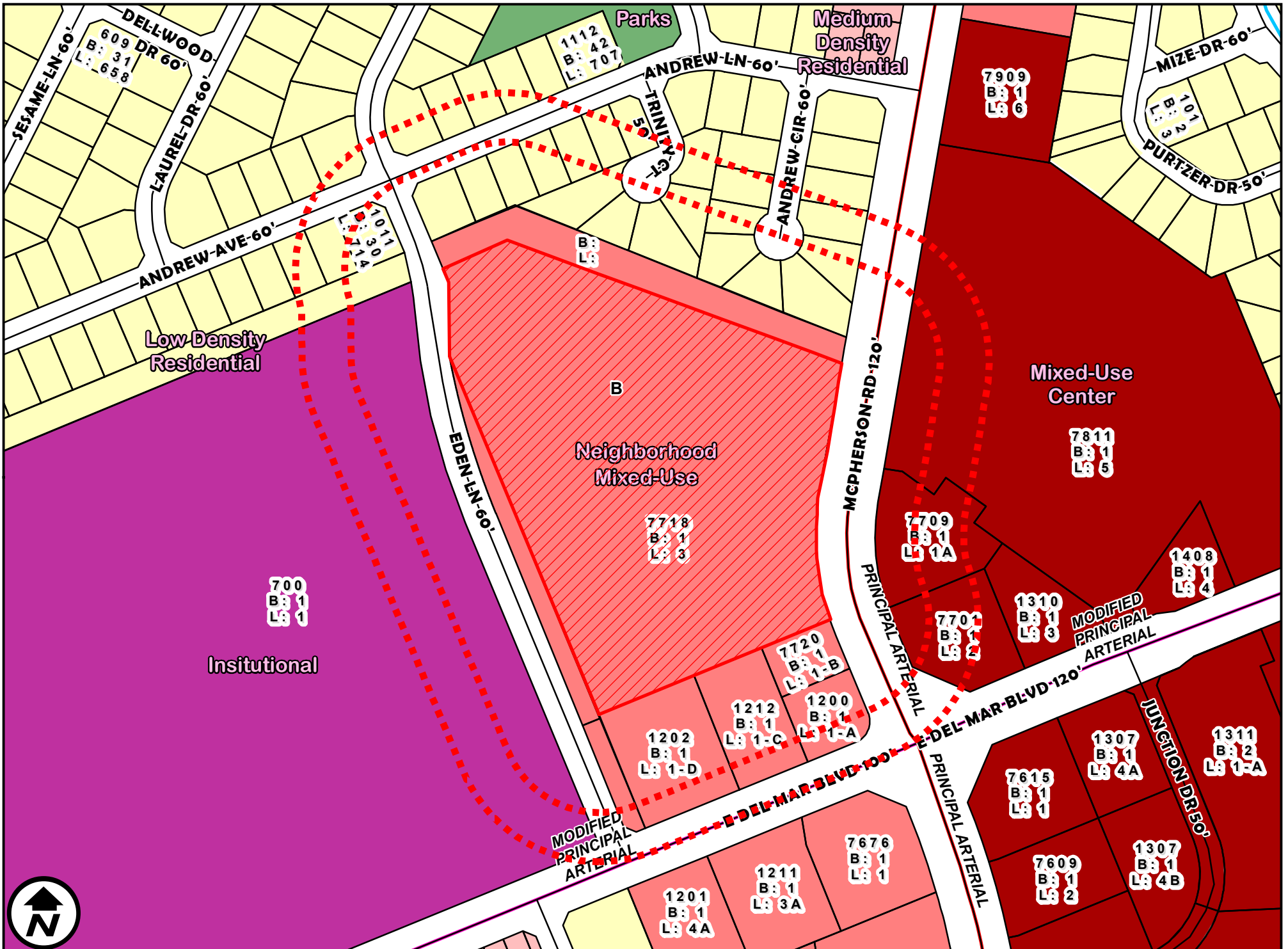
B-3 (COMMUNITY BUSINESS DISTRICT)

S.U.P AMENDMENT FOR RESTAURANT SERVING ALCOHOL



APPLICATION FOR
B-3 (COMMUNITY BUSINESS DISTRICT) ZONING
S.U.P AMENDMENT FOR RESTAURANT SERVING ALCOHOL

S.U.P AMENDMENT FOR RESTAURANT SERVING ALCOHOL

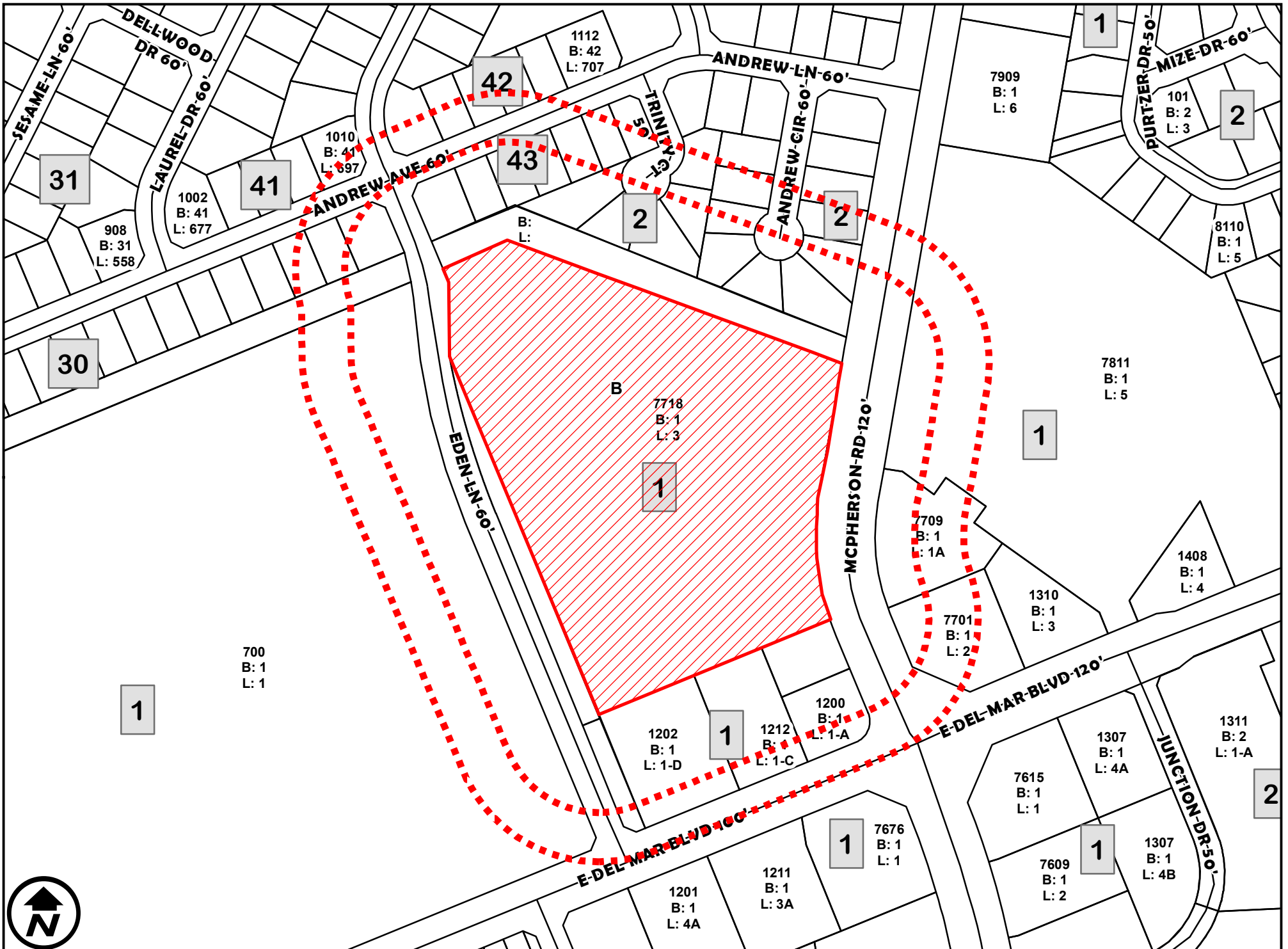


FUTURE LANDUSE

1 inch = 250 feet

ZC-069-2025
COUNCIL DISTRICT 5
7718 MCPHERSON ROAD, SUITE 106

APPLICATION F 183
B-3 (COMMUNITY BUSINESS DISTRICT) .C
S.U.P AMENDMENT FOR RESTAURANT SERVING ALCOHOL

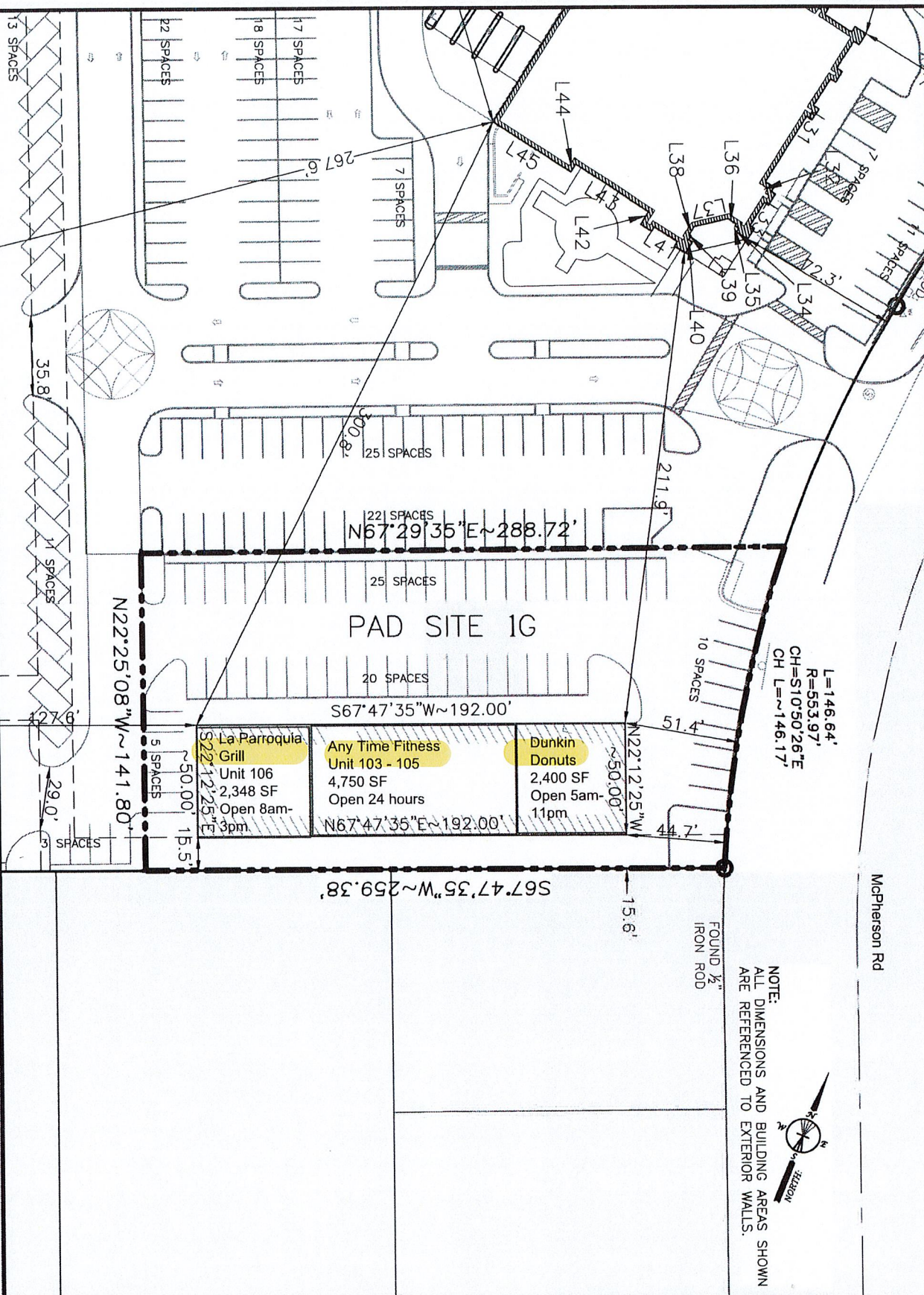


200' AND 300' NOTIFICATION

1 inch = 250 feet

ZC-069-2025
COUNCIL DISTRICT 5
7718 MCPHERSON ROAD, SUITE 106

APPLICATION F 184
B-3 (COMMUNITY BUSINESS DISTRICT) .C
S.U.P AMENDMENT FOR RESTAURANT SERVING ALCOHOL



NOTE:
ALL DIMENSIONS AND BUILDING AREAS SHOWN
ARE REFERENCED TO EXTERIOR WALLS.

$$\begin{aligned} L &= 146.64' \\ R &= 553.97' \\ CH &= S10^{\circ}50'26"E \\ CH \ L &= \sim 146.17' \end{aligned}$$

McPherson Rd

FALCON CENTRE AT MCPHERSON
CONDOMINIUM PLAT
"PAD SITE 1G"

UNIT 1G AND 6.19% UND INT FALCON CENTRE AT
MCPHERSON CONDOMINIUM OUT OF LOT 3 BLK 1

7718 McPherson Rd
Laredo, TX 78045

Exhibit A

DRUM BT:	C.M.G.
CHECKED BY:	G.C.
A.S.C. JOB NO.	
FLYNAME:	
DATE:	NOVEMBER 14, 2011
REVISED DATE:	
24436 SCALE:	
HOLE	1"=50'
VEDE	N/A
11x17 SCALE:	
HOLE	1"=100'
VEDE	N/A

SHEET: 17 OF 18

Este es un restaurante de comida Mexicana enfocada al Brunch, estilo veracruzano, ofreciendo platillos con una fusion de sabores y olores

tipicos del estado de Veracruz. En nuestro menu contamos con desaynos, almuerzos, sodas de Fuente, aguas naturales de frutas, cafes y iced tea.

Esta es una enmienda de la aplicacion pasada num: 2024-0-263 para los nuevos horaios

Nuestras horas de operaciones son de Lunes a Domingo de 8 am a ~~11:59 pm~~. MIDNIGHT

Contamos con Amplio estacionamiento, 30 espacios para automoviles.

En la Plaza donde con direccion 7718 Mcpherson Rd, dos establecimientos mas que son.

- Dunkin Donuts sus horas de operacion son de 4 am a 11 pm de lunes a domingo.
- El gym Anytime Fittmes sus horas de operacion son de 24 hrs

City of Laredo

Planning & Zoning Commission

Meeting Date: 8/21/2025

Final Plats and replats 8A

SUBJECT

Final consideration of the plat of USCS Industrial. The intent is industrial.

PL-182-2025

District VII - Cm. Vanessa Perez

PREVIOUS COUNCIL ACTION

N/A

BACKGROUND

APPLICANT: United States Cold Storage, LP

ENGINEER: Daniel Gomez, PE

SITE: This 5.41-acre tract of land is located west of Old Santa Maria Avenue and north adjacent to Calton Road. The zoning for this 1-lot development is M-1 (Light Manufacturing District). This tract is located in District VII - Cm. Vanessa Perez.

COMMITTEE RECOMMENDATION

N/A

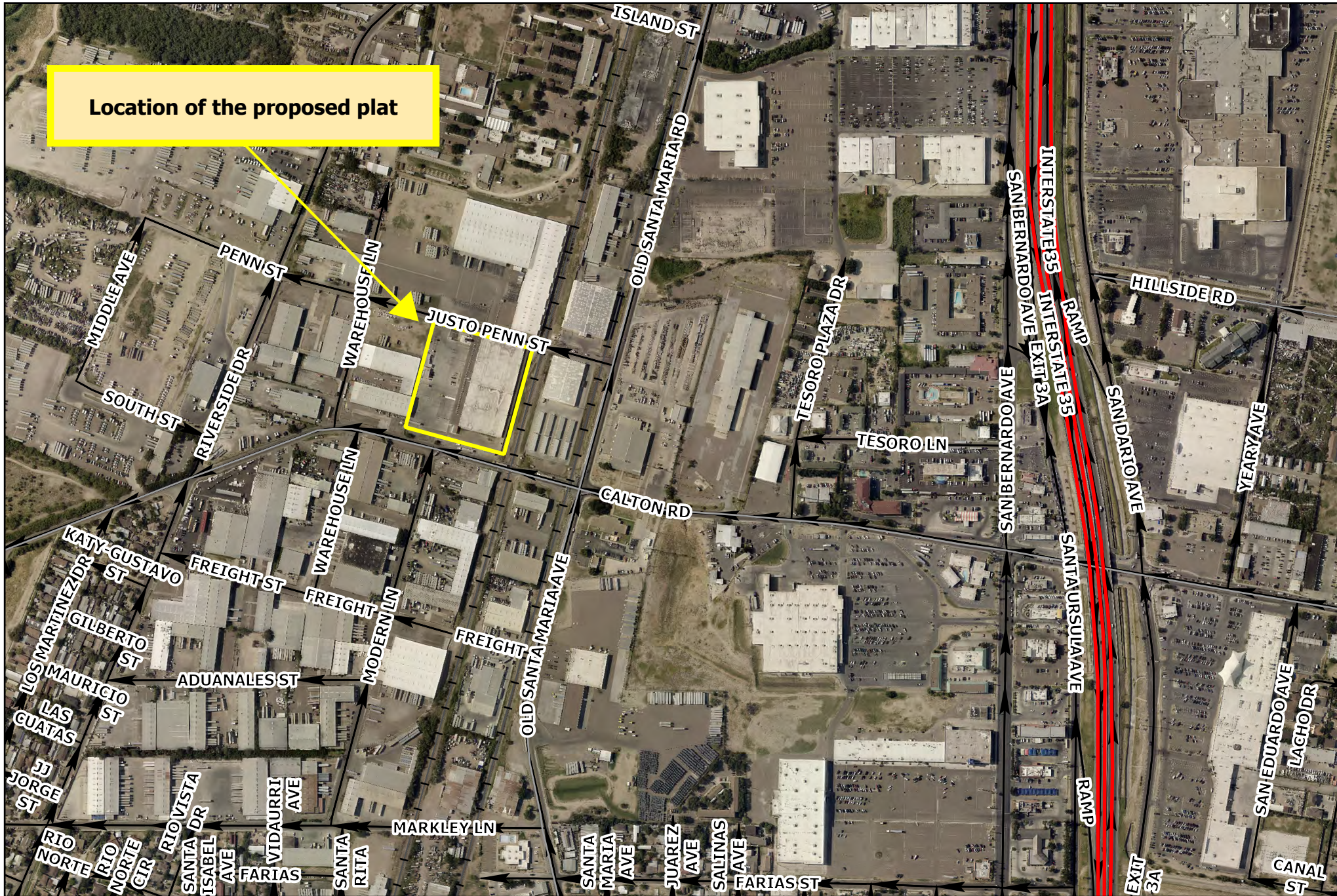
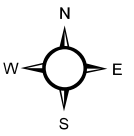
STAFF RECOMMENDATION

APPROVAL

NOTICE TO THE DEVELOPER:

N/A

AERIAL LOCATION MAP



GENERAL NOTES

1. SIDEWALKS, DRIVEWAYS, AND TREES WILL BE INSTALLED AT THE ISSUANCE OF THE BUILDING PERMIT IN ACCORDANCE WITH THE LAREDO LAND DEVELOPMENT CODE.
2. ALL CURB CUTS SHALL COMPLY WITH THE TRANSPORTATION ELEMENT OF THE CITY OF LAREDO COMPREHENSIVE PLAN
3. THE SETBACK LINES INDICATED ON THE PLAT SHALL BE FOR REFERENCE ONLY. THE SETBACK LINE SHALL BE DETERMINED BY THE CURRENT ZONING DISTRICT IN ACCORDANCE TO SECTION 24.77.1 OF THE LAREDO LAND DEVELOPMENT CODE.
4. ALL IMPROVEMENTS AS PER SUBDIVISION ORDINANCE
5. NO ACCESS ALLOWED ALONG CALTON RD
6. STATE PLANE COORDINATE SYSTEM, TEXAS SOUTH ZONE NAD 1983

CERTIFICATE OF OWNER

STATE OF TEXAS
COUNTY OF WEBB

I, _____, THE UNDERSIGNED OWNER OF THE LAND SHOWN ON THE PLAT, AND DESIGNATED HEREIN AS PLAT OF
USCS INDUSTRIAL, 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.

Rory Gomezy
United States Cold Storage, Inc.

DATE

STATE OF TEXAS
COUNTY OF WEBB

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THE 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 THE _____ 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 THE PLAT TO THE MATTERS OF STREETS, LOTS, WATER, SEWER AND APPURTENANCES AND DRAINAGE LAYOUT; AND TO THE BEST OF MY
KNOWLEDGE THE 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

DATE

CERTIFICATE OF SURVEYOR

STATE OF TEXAS
COUNTY OF WEBB

I, **ENRIQUE A. MEDA, II**, A REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF TEXAS, HEREBY CERTIFY THAT THE 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. MEDA, II, P.L.S. NO. 5553
Perm Registration # 10717400
101 W. Hilde, Suite # 10
Laredo, Texas, 78041
(956) 724-6423

DATE

PLAT APPROVAL - CITY ENGINEER

I HAVE REVIEWED THE PLAT AND ACCOMPANYING CONSTRUCTION DRAWINGS IDENTIFIED AS THE SS-PLAT OF USCS INDUSTRIAL, PREPARED BY **DANIEL
GOMEZ**, A REGISTERED PROFESSIONAL ENGINEER, No. 90146, AND DATED THE _____ DAY OF _____, WITH THE LAST REVISION DATED ON
_____, AND HAVE FOUND THEM IN COMPLIANCE WITH THE SUBDIVISION ORDINANCE OF THE CITY OF LAREDO, TEXAS.

DIBO DE LOS SANTOS, P.E.
CITY ENGINEER

DATE

PLANNING COMMISSION APPROVAL

THE PLAT OF _____ 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

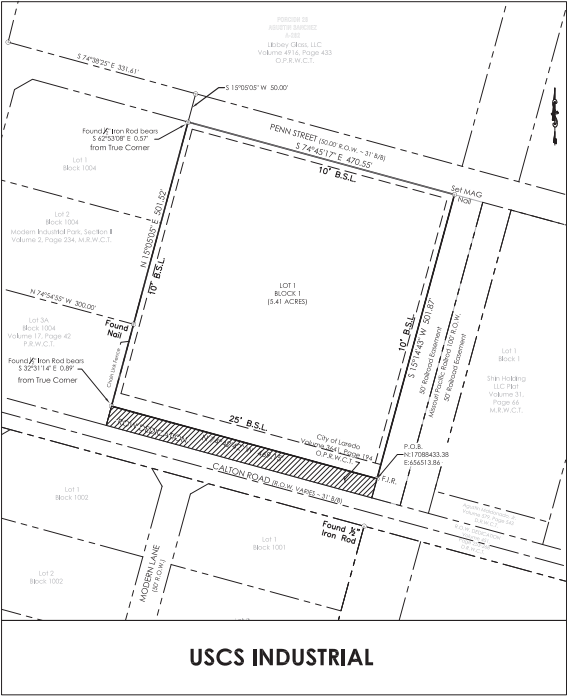
DATE

ATTESTMENT OF PLANNING COMMISSION APPROVAL

THE CITY OF LAREDO PLANNING COMMISSION APPROVED THE FILING FOR RECORD OF THE PLAT AT A PUBLIC MEETING HELD ON THE
____ DAY OF _____, 2025. THE MINUTES OF SAID MEETING REFLECT SUCH APPROVAL.

VANESSA GUERRA, MCP
PLANNING DIRECTOR

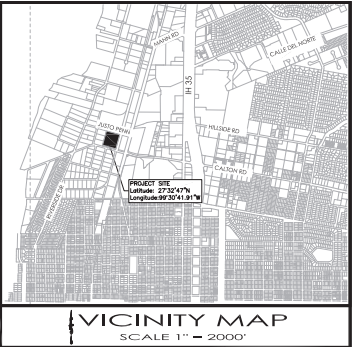
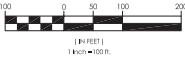
DATE



GENERAL NOTES

1. SIDEWALKS, DRIVEWAYS, AND TREES WILL BE INSTALLED AT THE BESSANCE OF THE
BUILDING PERMIT IN ACCORDANCE WITH THE LAREDO LAND DEVELOPMENT
CODE.
2. ALL CURB CUTS SHALL COMPLY WITH THE TRANSPORTATION ELEMENT OF THE CITY
OF LAREDO COMPREHENSIVE PLAN.
3. THE SETBACK LINES INDICATED ON THE PLAT SHALL BE FOR REFERENCE ONLY. THE
SETBACK LINE SHALL BE DETERMINED BY THE CURRENT ZONING DISTRICT BY
ACCORDANCE TO SECTION 24.07 OF THE LAREDO LAND DEVELOPMENT CODE.
4. ALL IMPROVEMENTS AS PER SUBDIVISION ORDINANCE.
5. NO ACCESS ALLOWED ALONG CATCH RD.
6. STATE PLANE COORDINATE SYSTEM, TEXAS SOUTH ZONE NAD 1983

GRAPHIC SCALE



LEGEND

- F.B.R. FOUND BROW ROAD
- E.F.R. EASEMENT ROD (P)
- P.C. FENCE CORNER
- B.S.L. BUILDING SETBACK LINE
- U.A.E. UTILITY AND ACCESS EASEMENT
- D.E. DRAINAGE EASEMENT
- P.O.B. POINT OF BEGINNING

Field Notes

Tract A, being a 5.41 acre tract of land out of a tract of land
conveyed by deed to United States Cold Storage, Inc.,
situated in Porcion 26, Agustín Sanchez, Abstract 282
and Survey 1238, E. Garza, Abstract 425,
City of Laredo, Webb County, Texas.

Tract A, being a 5.41 acre tract of land out of a tract of land conveyed by deed to United States
Cold Storage, Inc., recorded in Volume 1693, Page 232, Official Public Records, Webb County, Texas,
divided in Porcion 26, Agustín Sanchez, Abstract 282 and Survey 1238, E. Garza, Abstract 425, City of
Laredo, Webb County, Texas, and being more particularly described by metes and bounds as
follows:

Beginning of a 1/2" iron rod found at the northeast corner of a tract of land conveyed to City of
Laredo, recorded in Volume 3641, Page 194, Official Public Records, Webb County, Texas, the west
line of a 100' Railroad right of way, the north right of way line of Calton Road, for the southeast corner
of the herein described tract.

Thence, along the north right of way of Calton Road, North 74°42'42" West, 469.15 feet, to a point
from which a 1/2" iron rod found bears South 32°31'14" East, 0.89 feet from True Corner, at the east line
of Lot 3, Block 1004, Republic of Modern Industrial Park, Section II, recorded in Volume 17, Page 42, Plat
Records, Webb County, Texas, for the southwest corner of the herein described tract.

Thence, along east line of Modern Industrial Park, Section II, North 19°05'05" East, a distance of 501.52
feet to a point from which a 1/2" iron rod found bears South 62°53'08" East, 0.57 feet from True Corner
at the south right of way line of Penn Street, for the northeast corner of the herein described tract.

Thence, along the south right of way line of Penn Street, South 74°45'13" East, 470.55 feet, to a MAG
Nail set of the west line of said 100' Railroad right of way, for the northeast corner of the herein
described tract.

Thence, along the west line of said 100' Railroad Right of Way, South 13°14'43" West, 501.87 feet, to
return and close of the POINT OF BEGINNING of the 5.41 acre tract, more or less.

G.P.S., Texas State Plane Coordinate System,
Texas South Zone 4205, NAD83, USPT.

PROPERTY OWNER:

UNITED STATES COLD STORAGE

USCS INDUSTRIAL

PROJECT ENGINEER:



Date: 07.10.2025
Revision:
Project #: 2512
File Name: USCS-FREE PLAT
Drawn by: DIG
Scale: 1"=100'
SHEET 1

City of Laredo

Planning & Zoning Commission

Meeting Date: 8/21/2025

Final Plats and replats 8B

SUBJECT

Final consideration of the plat of Vista Verde Subdivision, Phase 1. The intent is residential.

PL-181-2025

District I - Cm. Gilbert Gonzalez

PREVIOUS COUNCIL ACTION

N/A

BACKGROUND

APPLICANT: Bernal Slight

ENGINEER: Howland Engineering & Surveying Company

SITE: This 26.616-acre tract of land is located northeast of Cuatro Vientos and Cielito Lindo Boulevard. The zoning for this 128-lot development is AG (Agricultural). This tract is located in District I - Cm. Gilbert Gonzalez.

COMMITTEE RECOMMENDATION

N/A

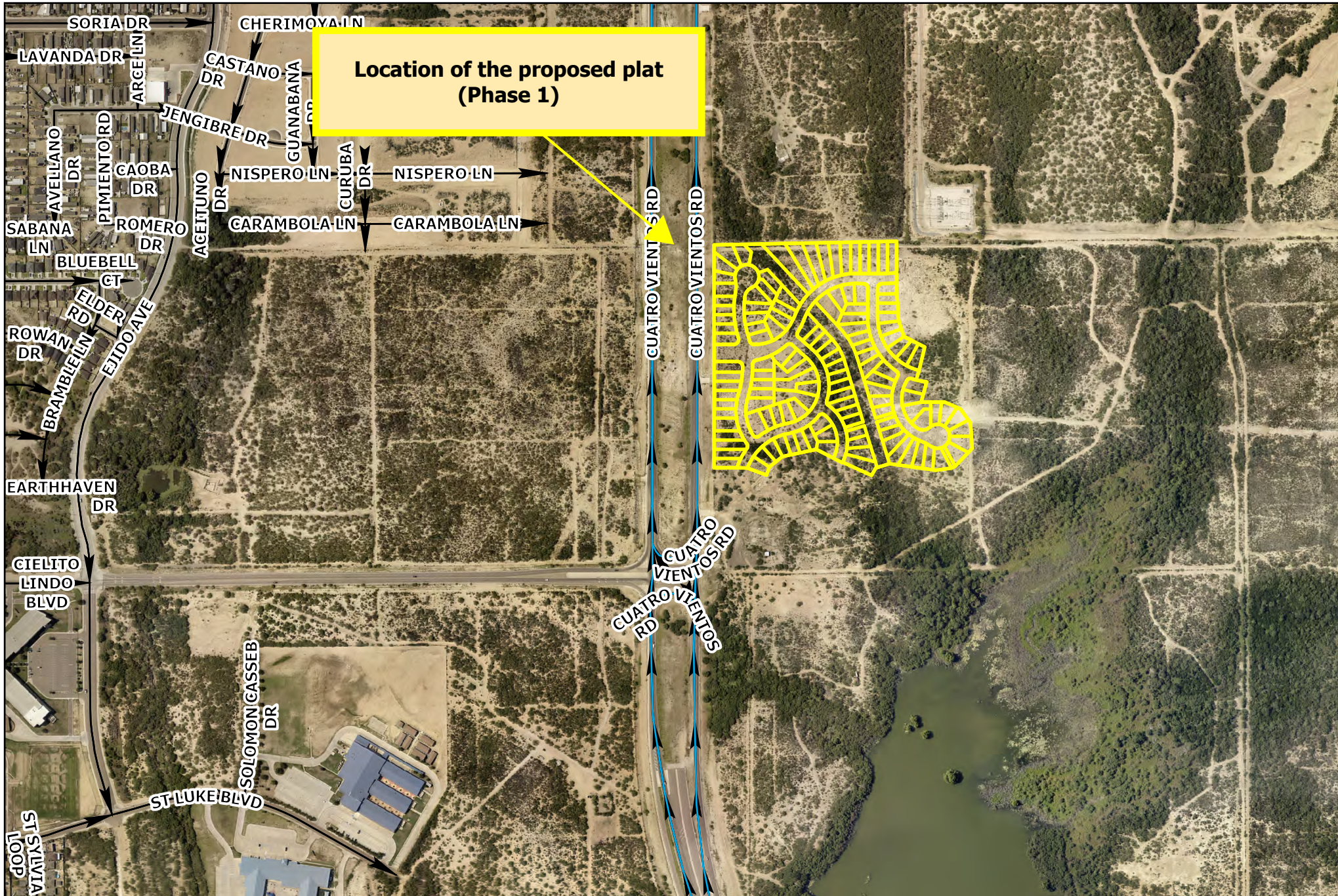
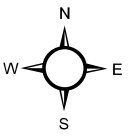
STAFF RECOMMENDATION

APPROVAL

NOTICE TO THE DEVELOPER:

N/A

AERIAL LOCATION MAP



NOTES:

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. NO GARAGE OR CARPORT, WHICH RECEIVES ACCESS FROM THE SIDE YARD ON ANY CORNER LOT SHALL BE LOCATED LESS THAN 20 FEET FROM THE PROPERTY LINE.
3. ALL CURB CUTS SHALL COMPLY WITH THE TRANSPORTATION ELEMENT OF THE CITY OF LAREDO COMPREHENSIVE PLAN.
4. THE SETBACK SHALL BE DETERMINED BASED ON THIS PLAT DEMINSION ON THE SET BACK TABLE.
5. TO AVOID PLACING CORNER LOT DRIVEWAYS ON THE SIDE OF THE CORNER CLIP, SUCH DRIVEWAYS SHOULD BE PLACED ON THE SIDE OF, AND ADJACENT TO, THE 5'X5' UTILITY EASEMENT DESIGNATED FOR FUTURE ELECTRICAL PEDESTAL LOCATION.
6. NO DRIVEWAY'S ON ANY LOTS FROM THIS SUBDIVISION SHALL CONNECT TO TxDOT LOOP 20 ROW.
7. OWNER SHALL NOT CHANGE THE 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.
8. THE RESPONSIBILITY FOR THE MAINTENANCE AND UPKEEP OF THE RETAINING WALLS IN A SAFE AND PROPER CONDITION SHALL REST SOLELY WITH THE PROPERTY OWNERS, THE HOMEOWNERS ASSOCIATION, OR THIER SUCCESSORS. THE CITY OF LAREDO SHALL BEAR NO REPONSIBILITY OR LIABILITY FOR SUCH MAINTENANCE.
9. THIS DEVELOPMENT HAS A CERTIFICATE OF ADJOINING LANDOWNER FOR RUNOFF DISCHARGE RECOREDED IN VOLUME _____, PAGES _____ OF THE WEBB COUNTY DEED RECORDS, TEXAS.
10. LOTS A, B & C ARE UNINHABITABLE LOTS (GREEN SPACE AREAS) AND DESIGNED AS A DRAINAGE & UTILITY EASEMENT.
11. LOTS 10, BLOCK 2 FINISHED FLOOR ELEVATON OF HOUSE SHALL BE 18" ABOVE ADJACENT TOP OF INLET OF EL-486.2'.

LEGAL DESCRIPTION #2
20' WIDE OFF-SITE UTILITY EASEMENT
0.955 ACRE TRACT

A TRACT OF LAND CONTAINING 0.955 ACRES (41,606 SF), more or less, situated in Porcion 38, Tadeo Sanchez Original Grantee, Abstract 472, City of Laredo, Webb County, Texas, Being out of a 98.89 acre tract of land known as Shore 2-B owned by Michael R. Link as per Volume 598, Pages 93-109, Deed Records of Webb County, Texas. This 0.955 acre tract being more particularly described as follows:

BEGINNING at a 1/2" found iron rod being the north corner clip of Cuatro Ventos Road-Loop 20 out of Parcel Nos. 7 to 15.32 acre tract of land as recorded in volume 2741, Pages 655-663, Webb County Deed Records, Thence S 45°30'42" E, along the easterly right of way corner clip of said Cuatro Ventos Road-Loop 20, a distance of 50.58 feet to the corner clip, Thence, S 00°34'35" W, continuing along said right of way line, a distance of 107.81 feet to the most southwest corner of said 98.89 acre tract, for the southwest corner of this 0.955 acre tract, for the TRUE POINT OF BEGINNING;

THENCE N 00°34'35" E, along the easterly right of line of said Cuatro Ventos Road also being the west boundary line of said 98.89 acre tract a distance of 20.00 FEET, for the northwest corner hereof;

THENCE N 89°29'17" E, paralleling the south boundary line of said 98.89 acre tract, a distance of 1307.98 FEET, to an interior corner hereof;

THENCE NORTH, a distance of 95.02 FEET, for an interior corner hereof;

THENCE WEST, a distance of 65.00 FEET, for an exterior corner hereof;

THENCE NORTH, a distance of 65.00 FEET, for an exterior corner hereof;

THENCE EAST, a distance of 65.00 FEET, for an interior corner hereof;

THENCE NORTH, a distance of 43.24 FEET, for a deflection point left hereof;

THENCE, N 27°59'52" W, a distance of 332.83 FEET, to the southern boundary line of this 26.616 acre tract, for an exterior hereof;

THENCE, N 62°00'00" E, along said 26.616 acre tract, a distance of 20.00 FEET, for an exterior corner hereof;

THENCE, S 27°59'52" E, a distance of 337.82 FEET, for a deflection point right hereof;

THENCE, SOUTH, a distance of 228.07 FEET, to the southern boundary line of said 98.89 acre tract, for an exterior corner hereof;

THENCE, S 89°29'17" W, along the southern boundary line of said 98.89 acre tract, a distance of 1328.18 FEET, to the point of beginning of this 0.955 acre tract of land, more or less.

CURVE DATA TABLE

CURVE TABLE			CURVE TABLE		
CURVE LENGTH	RADIUS	CHORD	CURVE LENGTH	RADIUS	CHORD
C1 53.55	325.00	579.97@-45.46°	C86 16.66	1555.00	107.14@-13.46°
C2 1.48	225.00	17.71@-17.31°	C87 17.79	1555.00	107.14@-13.46°
C3 17.31	300.00	106.97@-17.31°	C88 37.72	275.00	582.97@-16.41°
C4 236.42	300.00	106.97@-17.31°	C89 65.00	275.00	582.97@-16.41°
C5 107.28	300.00	106.97@-17.31°	C90 65.00	275.00	582.97@-16.41°
C6 375.09	300.00	582.97@-16.41°	C91 65.00	275.00	582.97@-16.41°
C7 70.48	1500.00	58.29@-17.31°	C92 65.00	275.00	582.97@-16.41°
C8 115.36	1500.00	58.29@-17.31°	C93 65.00	275.00	582.97@-16.41°
C9 340.10	300.00	58.29@-17.31°	C94 65.00	275.00	582.97@-16.41°
C10 61.84	300.00	58.29@-17.31°	C95 65.00	275.00	582.97@-16.41°
C11 410.86	200.00	106.97@-16.41°	C96 65.00	275.00	582.97@-16.41°
C12 284.56	215.00	58.29@-16.41°	C97 65.00	275.00	582.97@-16.41°
C13 197.33	215.00	58.29@-16.41°	C98 65.00	275.00	582.97@-16.41°
C14 190.70	300.00	58.29@-16.41°	C99 65.00	275.00	582.97@-16.41°
C15 128.63	300.00	58.29@-16.41°	C100 65.00	275.00	582.97@-16.41°
C16 314.13	200.00	106.97@-16.41°	C101 65.00	275.00	582.97@-16.41°
C17 277.74	250.00	58.29@-16.41°	C102 65.00	275.00	582.97@-16.41°
C18 204.90	500.00	106.97@-16.41°	C103 65.00	275.00	582.97@-16.41°
C19 100.84	500.00	106.97@-16.41°	C104 65.00	275.00	582.97@-16.41°
C20 303.52	430.00	58.29@-16.41°	C105 65.00	275.00	582.97@-16.41°
C21 46.76	25.00	58.29@-16.41°	C106 65.00	275.00	582.97@-16.41°
C22 20.50	455.00	58.29@-16.41°	C107 65.00	275.00	582.97@-16.41°
C23 47.07	455.00	58.29@-16.41°	C108 65.00	275.00	582.97@-16.41°
C24 46.30	455.00	58.29@-16.41°	C109 65.00	275.00	582.97@-16.41°
C25 46.02	455.00	58.29@-16.41°	C110 65.00	275.00	582.97@-16.41°
C26 46.22	455.00	58.29@-16.41°	C111 65.00	275.00	582.97@-16.41°
C27 20.74	455.00	58.29@-16.41°	C112 65.00	275.00	582.97@-16.41°
C28 45.76	150.00	58.29@-16.41°	C113 65.00	275.00	582.97@-16.41°
C29 18.35	150.00	58.29@-16.41°	C114 65.00	275.00	582.97@-16.41°
C30 22.62	60.00	58.29@-16.41°	C115 65.00	275.00	582.97@-16.41°
C31 29.88	60.00	58.29@-16.41°	C116 65.00	275.00	582.97@-16.41°
C32 27.79	60.00	58.29@-16.41°	C117 65.00	275.00	582.97@-16.41°
C33 36.68	60.00	58.29@-16.41°	C118 65.00	275.00	582.97@-16.41°
C34 63.88	60.00	58.29@-16.41°	C119 65.00	275.00	582.97@-16.41°
C35 30.37	60.00	58.29@-16.41°	C120 65.00	275.00	582.97@-16.41°
C36 36.28	60.00	58.29@-16.41°	C121 65.00	275.00	582.97@-16.41°
C37 23.49	60.00	58.29@-16.41°	C122 65.00	275.00	582.97@-16.41°
C38 53.27	25.00	58.29@-16.41°	C123 65.00	275.00	582.97@-16.41°
C39 31.49	404.89	58.29@-16.41°	C124 65.00	275.00	582.97@-16.41°
C40 54.66	404.89	58.29@-16.41°	C125 65.00	275.00	582.97@-16.41°
C41 50.03	404.89	58.29@-16.41°	C126 65.00	275.00	582.97@-16.41°
C42 46.90	404.89	58.29@-16.41°	C127 65.00	275.00	582.97@-16.41°
C43 26.68	20.00	58.29@-16.41°	C128 65.00	275.00	582.97@-16.41°
C44 88.77	199.80	58.29@-16.41°	C129 65.00	275.00	582.97@-16.41°
C45 84.18	199.80	58.29@-16.41°	C130 65.00	275.00	582.97@-16.41°
C46 11.72	199.80	58.29@-16.41°	C131 65.00	275.00	582.97@-16.41°
C47 51.98	275.00	58.29@-16.41°	C132 65.00	275.00	582.97@-16.41°
C48 23.51	275.00	58.29@-16.41°	C133 65.00	275.00	582.97@-16.41°
C49 22.46	325.00	58.29@-16.41°	C134 65.00	275.00	582.97@-16.41°
C50 35.84	325.00	58.29@-16.41°	C135 65.00	275.00	582.97@-16.41°
C51 66.08	325.00	58.29@-16.41°	C136 65.00	275.00	582.97@-16.41°
C52 35.94	325.00	58.29@-16.41°	C137 65.00	275.00	582.97@-16.41°
C53 34.41	325.00	58.29@-16.41°	C138 65.00	275.00	582.97@-16.41°
C54 38.86	325.00	58.29@-16.41°	C139 65.00	275.00	582.97@-16.41°
C55 42.26	325.00	58.29@-16.41°	C140 65.00	275.00	582.97@-16.41°
C56 43.76	325.00	58.29@-16.41°	C141 65.00	275.00	582.97@-16.41°
C57 45.00	325.00	58.29@-16.41°	C142 65.00	275.00	582.97@-16.41°
C58 41.52	325.00	58.29@-16.41°	C143 65.00	275.00	582.97@-16.41°
C59 46.02	1475.00	58.29@-16.41°	C144 65.00	275.00	582.97@-16.41°
C60 46.00	1475.00	58.29@-16.41°	C145 65.00	275.00	582.97@-16.41°
C61 46.03	1475.00	58.29@-16.41°	C146 65.00	275.00	582.97@-16.41°
C62 46.00	1475.00	58.29@-16.41°	C147 65.00	275.00	582.97@-16.41°
C63 72.80	1525.00	58.29@-16.41°	C148 65.00	275.00	582.97@-16.41°
C64 30.83	20.00	58.29@-16.41°	C149 65.00	275.00	582.97@-16.41°
C65 33.88	1500.00	107.14@-13.46°	C150 65.00	275.00	582.97@-16.41°

LEGAL DESCRIPTION #3
65' WIDE OFF-SITE DRAINAGE EASEMENT
0.0.830 ACRE TRACT

A TRACT OF LAND CONTAINING 0.830 ACRES (36,166 SF), more or less, situated in Porcion 38, Tadeo Sanchez Original Grantee, Abstract 472, City of Laredo, Webb County, Texas, Being out of a 98.89 acre tract of land known as Shore 2-B owned by Michael R. Link as per Volume 598, Pages 93-109, Deed Records of Webb County, Texas. This 0.830 acre tract being more particularly described as follows:

BEGINNING at a 1/2" found iron rod being the north corner clip of Cuatro Ventos Road-Loop 20 out of Parcel Nos. 7 to 15.32 acre tract of land as recorded in volume 2741, Pages 655-663, Webb County Deed Records, Thence S 45°30'42" E, along the easterly right of way corner clip of said Cuatro Ventos Road-Loop 20, a distance of 50.58 feet to the corner clip, Thence, S 00°34'35" W, continuing along said right of way line, a distance of 107.81 feet to the most southwest corner of said 98.89 acre tract, for the southwest corner of this 0.830 acre tract, for the TRUE POINT OF BEGINNING;

THENCE N 00°34'35" W, along the easterly right of way line, a distance of 107.81 feet to the most southwest corner of said 98.89 acre tract, Thence, N 89°29'17" E, along the southern boundary line of said 98.89 acre tract, a distance of 940.04 feet, to the southwest corner of this 0.830 acre tract, for the TRUE POINT OF BEGINNING;

THENCE N 17°00'00" W, a distance of 546.78 FEET, to the southern boundary line of this 26.616 acre tract, for an exterior corner hereof;

THENCE SOUTH, a distance of 65.00 FEET, for an exterior corner hereof;

THENCE S 17°00'00" E, a distance of 566.02 FEET, to the southern boundary line of said 98.89 acre tract, for an exterior corner hereof;

THENCE S 89°29'17" W, along the southern boundary line of said 98.89 acre tract, a distance of 1328.18 FEET, to the point of beginning of this 0.830 acre tract of land, more or less.

Block 1

Lot #	Area SF	Lot #	Area SF
1	7328	9	7509
2	6464	10	6755
3	6119	11	5698
4	5574		
5	5143		
6	5069		
7	7652		
8	6413		

Block 2

Lot #	Area SF	Lot #	Area SF
1	6685	13	7478
2	6065	14	6487
3	4722	15	5605
4	4599	16	4917
5	4690	17	6320
6	7180	18	6190
7	5495	19	6293
8	6939	20	5715
9	9353	21	7121
10	6432	22	12656
11	6617	23	13566
12	5654	24	10992

Block 3

Lot #	Area SF	Lot #	Area SF
1	4805		
2	4525		
3	4636		
4	5163		
5	5696		
6	5661		
7	5858		
8	6237		
9	6339		

LOT AREAS

Lot #	Area SF	Lot #	Area SF
1	6190	13	6179
2	6127	14	6916
3	7938	15	8118
4	6286	16	6975
5	5488	17	5274
6	6286	18	4594
7	6486	19	4689
8	6277	20	5315
9	6577	21	6840
10	6659	22	7129
11	6667	23	6513
12	5530	24	6523

Lot #	Area SF	Lot #	Area SF
1	6190	13	6179
2	6127	14	6916
3	7938	15	8118
4	6286	16	6975
5	5488	17	5274
6	6286	18	4594
7	6486	19	4689
8	6277	20	5315
9	6577	21	6840
10	6659	22	7129
11	6667	23	6513
12	5530	24	6523

Lot #	Area SF	Lot #	Area SF
1	6287	9	5630
2	4990	10	6233
3	5267	11	12661
4	5738	12	6159
5	7913	13	12255
6	9155	14	10936
7	5380	15	6207
8	5101	16	7013

Lot #	Area SF	Lot #	Area SF
1	6189	9	5422
2	6455	10	5366
3	5672		
4	5762		
5	5424		
6	4954		
7	5264		
8	5564		

GREEN SPACE AREA

Lot #	Area SF
LOT A	28,476
LOT B	61,577
LOT C	2,253

BUILDING SET BACK TABLE

SET BACK TABLE		SET BACK TABLE		SET BACK TABLE	
LINE	LENGTH BEARING	LINE	LENGTH BEARING	LINE	LENGTH BEARING
S1	31.96 S89°20'00"E	S58	20.00 S79°00'00"E	S111	20.00 N79°00'00"E
S2	21.07 N89°20'00"E	S57	20.00 S42°30'00"E	S112	42.00 N89°00'00"E
S3	26.07 N89°20'00"E	S58	48.99 S89°20'00"E	S113	20.00 N89°00'00"E
S4	21.03 N89°20'00"E	S59	36.00 S89°20'00"E	S114	50.00 S89°00'00"E
S5	20.67 N89°20'00"E	S60	36.00 S89°20'00"E	S115	20.00 S89°00'00"E
S6	24.99 N89°20'00"E	S61	36.00 S82°00'00"E	S116	20.00 S89°30'00"E
S7	28.36 N89°20'00"E	S62	36.00 N89°20'00"E	S117	20.00 S89°00'00"E
S8	30.15 N89°20'00"E	S63	35.01 N89°20'00"E	S118	20.00 S89°00'00"E
S9	26.42 S79°00'00"E	S64	33.01 N89°20'00"E	S119	28.78 S26°00'00"E
S10	35.23 S79°00'00"E	S65	33.01 N89°20'00"E	S120	20.00 S89°00'00"E
S11	33.15 S79°00'00"E	S66	33.01 N89°20'00"E	S121	27.75 S19°00'00"E
S12	25.97 S83°00'00"E	S67	51.00 N89°00'00"E	S122	22.87 S19°00'00"E
S13	28.94 S83°00'00"E	S68	51.00 N89°00'00"E	S123	20.00 S89°00'00"E
S14	21.86 S43°00'00"E	S69	70.00 N42°30'00"E	S124	20.01 S27°00'00"E
S15	21.86 S43°00'00"E	S70	44.00 N43°00'00"E	S125	20.01 S42°00'00"E
S16	28.94 S43°00'00"E	S71	40.00 S68°28'00"E	S126	20.00 S89°00'00"E
S17	26.30 S43°00'00"E	S72	31.99 S73°00'00"E	S127	20.01 S89°30'18"E
S18	26.30 S43°00'00"E	S73	31.99 S73°00'00"E	S128	20.00 S89°00'00"E
S19	20.02 N87°00'00"E	S74	21.00 N32°00'00"E	S129	40.47 N89°00'00"E
S20	19.00 N87°00'00"E	S75	25.00 S79°00'00"E	S130	28.47 N89°00'00"E
S21	19.00 N87°00'00"E	S76	25.00 S79°00'00"E	S131	28.47 N89°00'00"E
S22	20.09 S74°00'00"E	S77	40.00 S76°00'00"E	S132	44.62 N89°00'00"E
S23	20.09 S74°00'00"E	S78	40.00 S76°00'00"E	S133	20.00 N89°00'00"E
S24	19.00 S43°00'00"E	S79	21.00 S45°00'00"E	S134	28.47 N89°00'00"E
S25	18.89 S32°00'00"E	S80	51.00 S45°00'00"E	S135	32.97 N89°00'00"E
S26	18.89 S32°00'00"E	S81	51.00 S45°00'00"E	S136	32.97 N89°00'00"E
S27	33.75 S42°00'00"E	S82	29.00 S71°00'00"E	S137	21.01 N89°00'00"E
S28	33.75 S42°00'00"E	S83	29.00 S71°00'00"E	S138	21.01 N89°00'00"E
S29	43.96 S42°00'00"E	S84	24.00 S79°00'00"E	S139	23.51 N89°00'00"E
S30	46.63 S43°00'00"E	S85	30.00 S89°00'00"E	S140	50.01 N89°00'00"E
S31	46.63 S43°00'00"E	S86	30.00 S89°00'00"E	S141	50.01 N89°00'00"E
S32	77.99 S43°00'00"E	S87	33.00 N89°00'00"E	S142	34.84 N89°00'00"E
S33	62.99 S43°00'00"E	S88	25.00 S89°00'00"E	S143	34.84 N89°00'00"E
S34	62.99 S43°00'00"E	S89	25.00 S89°00'00"E	S144	34.84 N89°00'00"E
S35	39.99 S89°00'00"E	S90	20.01 S17°00'00"E	S145	29.99 N89°00'00"E
S36	39.99 S89°00'00"E	S91	20.01 S17°00'00"E	S146	29.99 N89°00'00"E
S37	23.74 S90°00'00"E	S92	34.01 S43°00'00"E	S147	21.00 N13°00'00"E
S38	23.74 S90°00'00"E	S93	43.02 S43°00'00"E	S148	20.00 S24°00'00"E
S39	20.00 S90°00'00"E	S94	43.02 S43°00'00"E	S149	44.14 S14°00'00"E
S40	23.91 S90°00'00"E	S95	33.48 N45°00'00"E	S150	20.01 N77°30'00"E
S41	23.91 S90°00'00"E	S96	33.48 N45°00'00"E	S151	20.01 N77°30'00"E
S42	30.00 S90°00'00"E	S97	29.91 N59°00'00"E	S152	22.00 S84°30'00"E
S43	23.00 S89°30'46"E	S98	26.40 N83°00'00"E	S153	22.00 S84°30'00"E
S44	23.00 S89°30'46"E	S99	26.40 N83°00'00"E	S154	22.00 S84°30'00"E
S45	20.00 S79°00'00"E	S100	20.01 N73°00'00"E	S155	30.00 S41°15'42"E
S46	20.00 S79°00'00"E	S101	21.72 N73°00'00"E	S156	29.99 S20°45'45"E
S47	20.00 S79°00'00"E	S102	21.72 N73°00'00"E	S157	29.99 S20°45'45"E
S48	20.00 S79°00'00"E	S103	37.00 N73°00'00"E	S158	20.00 N89°00'00"E
S49	20.00 S79°00'00"E	S104	37.00 N73°00'00"E	S159	20.00 N89°00'00"E
S50	20.00 S42°00'00"E	S105	65.35 N23°00'00"E	S160	20.00 N89°00'00"E
S51	20.00 S42°00'00"E	S106	37.39 N23°00'00"E	S161	31.00 N89°00'00"E
S52	20.00 S42°00'00"E	S107	37.39 N23°00'00"E	S162	31.00 N89°00'00"E
S53	20.00 S42°00'00"E	S108	26.86 N73°00'00"E	S163	34.01 N89°00'00"E
S54	20.00 S42°00'00"E	S109	26.86 N73°00'00"E	S164	34.01 N89°00'00"E
S55	20.03 N73°00'00"E	S110	22.00 N73°00'00"E	S165	32.00 N72°00'00"E

City of Laredo

Planning & Zoning Commission

Meeting Date: 8/21/2025

Model Subdivision Compliance 9A

SUBJECT

Consideration of Model Rule Subdivision Compliance of the plat of Parkview at Century South Park Subdivision, Phase I. The intent is residential.

PL-184-2025

District I - Cm. Gilbert Gonzalez

PREVIOUS COUNCIL ACTION

N/A

BACKGROUND

APPLICANT: STX Land Development, LLC

ENGINEER: Sherfey Engineering

SITE: This 7.31-acre tract of land is located south of Jaime Zapata Memorial Highway and west of Century City Boulevard. The zoning for this 45-lot development is R-1A (Single Family Reduced Area District). This tract is located in District I - Cm. Gilbert Gonzalez.

COMMITTEE RECOMMENDATION

N/A

STAFF RECOMMENDATION

APPROVAL

NOTICE TO THE DEVELOPER:

N/A

WATER SERVICE AGREEMENT

AGREEMENT REGARDING WATER SERVICE FOR THE PROPOSED PARKVIEW AT CENTURY SOUTH PARK SUBDIVISION PHASE I

PARTIES: This Agreement is by and between the Utility and the Sub-divider, to wit: The Utility is the governing board or owner of a retail public utility which supplies drinking water known as the City of Laredo Water Utilities Department.

The Sub-divider is STX Land Development, L.L.C. Ramin Emami, Manager, who is the owner, or the authorized agent of the owner, of a tract of land in Webb County, Texas, that has been proposed to be divided into a subdivision (the Subdivision) Known as the Parkview at Century South Park Subdivision Phase I

TERMS: This Agreement is entered into in partial satisfaction of requirements under the Texas Water Development Board's Economically Distressed Areas Program Model Subdivision Rules. The Sub-divider has prepared a plat of the Subdivision for submission to the City of Laredo for its approval. The Sub-divider plans to construct for the Subdivision a drinking water distribution system to be connected to the Utility's public water system. The Utility has reviewed the plans for the Subdivision (the Plans) and has estimated the drinking water flow anticipated to be needed by the Subdivision under fully built-out conditions (the anticipated water flow) to be approximately 21,645 gallons daily.

The Utility covenants that it has or will have the ability to provide the anticipated water flow for at least thirty years, and that will provide that water flow. These covenants will be in effect until thirty years after the plat of the Subdivision has been recorded and the Subdivision's water distribution system has been connected to the Utility's water supply system.

The Sub-divider covenants that the water distribution system will be constructed as shown in the Plans and as provided for through the plat-approval process so that the residents of the lots of the Subdivision may receive drinking water service from the Utility. Upon completion of the water distribution system and upon its approval and acceptance by the utility, the Sub-divider will convey to the Utility all right and title to the water distribution system.


The Sub-divider has paid the Utility the sum of \$18,000.00 ✓ which sum represents the total costs of water availability, annexation, and water meters.

The above provisions notwithstanding, this Agreement shall no longer be in effect if the plat of the Subdivision is not approved by the City of Laredo or by municipality whose approval is required.

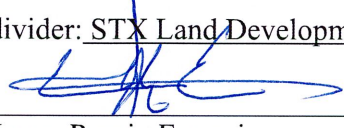
By affixing his or her signature to this Agreement, the person signing for the Utility warrants that he or she is authorized to sign this Agreement on behalf of the Utility. By affixing his or her signature to this Agreement, the person signing for the Sub-divider warrants that he or she is authorized to sign this Agreement on behalf of the Sub-divider.

This Agreement is effective on 0-13-, 2025.

The Utility

By: 
Printed Name: Dr. Tareq Al-Zabet
Office or Position: Director Utilities Department
Date: 8.13.25

The Subdivider: STX Land Development, L.L.C.

By: 
Printed Name: Ramin Emami
Office or Position: Manager
Date: 08/12/2025

WASTEWATER SERVICE AGREEMENT

AGREEMENT REGARDING WASTEWATER SERVICE FOR THE PROPOSED PARKVIEW AT CENTURY SOUTH PARK SUBDIVISION PHASE I

PARTIES: This Agreement is by and between the Utility and the Subdivider, to wit: The Utility is the governing board or owner of a retail public utility which provides wastewater treatment and is known as the City of Laredo Water Utilities Department.

The Subdivider is STX Land Development, L.L.C, Ramin Emami, Manager, who is the owner, or the authorized agent of the owner, of a tract of land in Webb County, Texas, that has been proposed to be divided into a subdivision (the Subdivision) known as Parkview At Century South Park Subdivision Phase I

TERMS: This Agreement is entered into in partial satisfaction of requirements under the Texas Water Development Board's Economically Distressed Areas Program Model Subdivision Rules. The Subdivider has prepared a plat of the Subdivision for submission to the City of Laredo for its approval. The Subdivider plans to construct for the Subdivision a wastewater collection system to be connected to the Utility's wastewater collection and treatment system. Such wastewater will consist of domestic sewage, i.e., waterborne human waste and waste from domestic activities such as bathing, washing, and food preparation. The Utility has reviewed the plans for the Subdivision (the Plans) and has estimated the wastewater flow projected from the Subdivision under fully built-out conditions (the projected wastewater flow) to be approximately 16,650 gallons daily.

The Utility covenants that it has or will have the capacity to treat the projected wastewater flow and that it will treat that wastewater for at least thirty years. These covenants will be in effect until thirty years after the plat of the Subdivision has been recorded and the Subdivision's wastewater collection system has been connected to the Utility's wastewater treatment plant.

The Subdivider covenants that the wastewater collection system will be constructed as shown in the Plans and as provided for through the plat approval process so that the residents of the lots of the Subdivision may receive wastewater treatment service from the Utility. Upon completion of the wastewater collection system and upon its approval and acceptance by the Utility, the Subdivider will convey to the Utility all right and title to the wastewater collection system.


The Sub-divider has paid the Utility the sum of \$18,929.40 which sum represents the total costs of annexation fees.

The above provisions notwithstanding, this Agreement shall no longer be in effect if the plat of the Subdivision is not approved by the City of Laredo or by whose municipality whose approval is required.

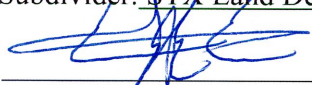
By affixing his or her signature to this Agreement, the person signing for the Utility warrants that he or she is authorized to sign this Agreement on behalf of the Utility. By affixing his or her signature to this Agreement, the person signing for the Subdivider warrants that he or she is authorized to sign this Agreement on behalf of the Subdivider.

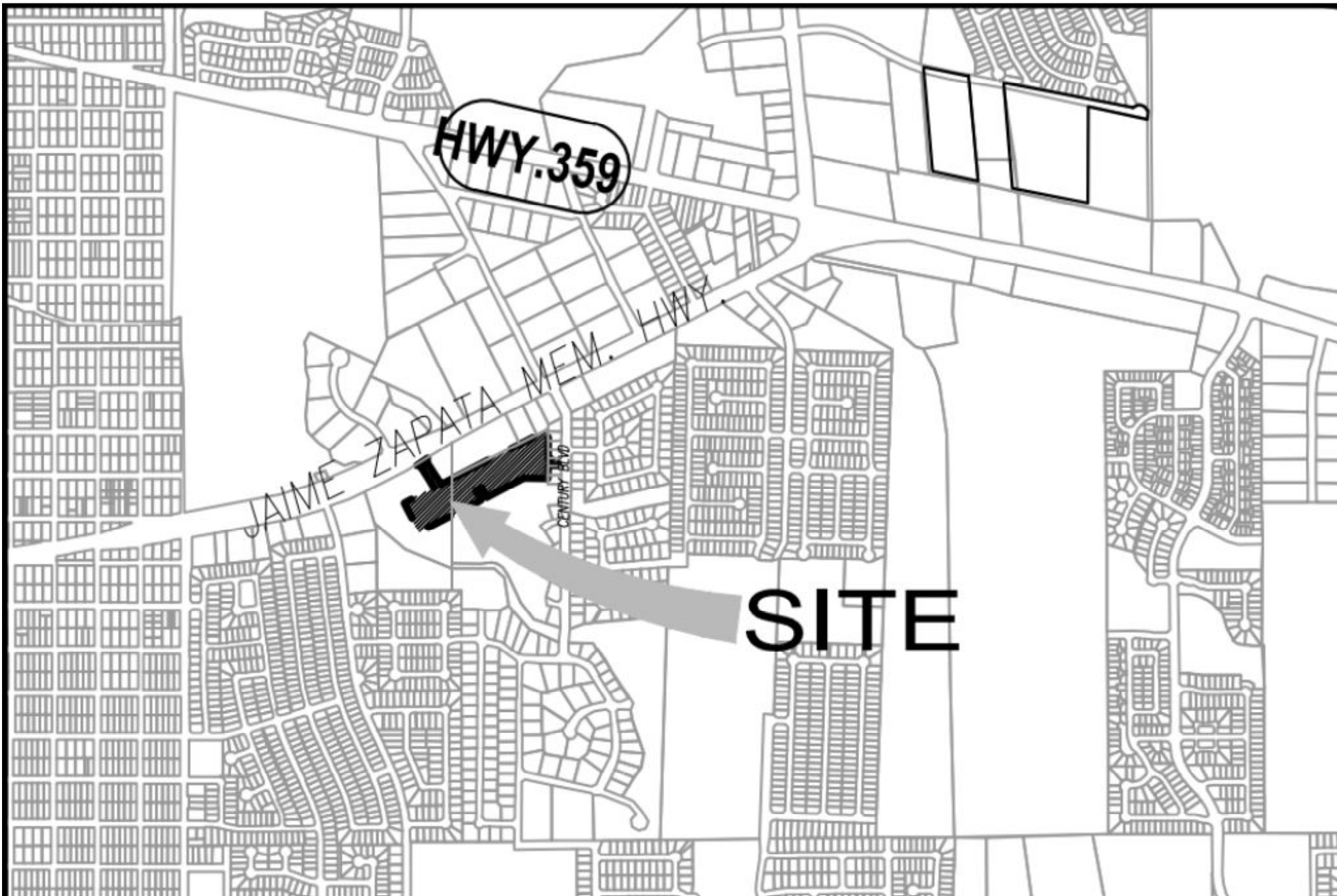
This Agreement is effective on 8-15-, 2025.

The Utility

By: 
Printed Name: Dr. Tareq Al-Zabet
Office or Position: Director Utilities Department
Date: 8-13-25

The Subdivider: STX Land Development, L.L.C.

By: 
Printed Name: Ramin Emami
Office or Position: Manager
Date: 08/12/2025



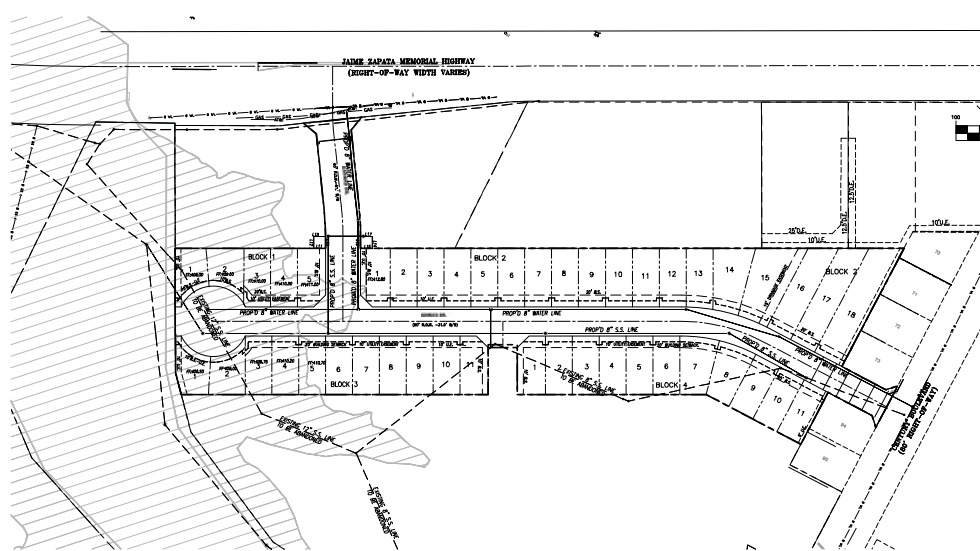
VICINITY MAP

SCALE: 1" = 2000'

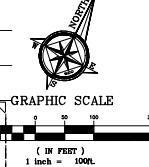


GENERAL NOTES:

- N1. Sidewalks, driveways and trees will be installed at the issuance of the building permits in accordance with the Laredo Land Development Code. In addition with the Laredo Land Development Code, Lot 5, Block 1, and Lot 1, Block 2 shall install an additional 3 trees along Baobab Drive.
- N2. The setback lines 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 24.77.1 of the Laredo Land Development Code.
- N3. Minimum finish floor elevation for Lots 1–5, Block 1, Lot 1, Block 2, and Lots 1–5, Block 3 shall be as shown.
- N4. Lots 9 to 11, Block 4 shall drain from front to rear of lot. Home owners shall not change the grades or construct any improvements in such a way as to impede the established drainage flow as indicated on the Grading Plan for Parkview at Century South Park Subdivision – Phase I.
Fences/Walls which have the potential to block drainage run-off must be constructed with adequate number and sizes of openings to permit surface run-off to continue to flow as shown on the Grading Plan. A typical solid fence section with the required openings and sizes is provided on the Parkview at Century South Park Subdivision – Phase I Grading Plan.



MAP OF WATER DISTRIBUTION SYSTEM AND SANITARY SEWER SYSTEM
AS PER PLANS SIGNED MARCH 10, 2022



Water Service:
The Parkview at Century South Park Subdivision Phase I will be provided with potable water by the City of Laredo. The subdivider, and the City of Laredo have entered into a contract in which the City of Laredo has promised to provide sufficient water to the Subdivision for at least 30 years and the City of Laredo has provided documentation to sufficiently establish the long term quantity and quality of the available water supplies to serve the full development of this Subdivision. The City of Laredo has an existing 8 inch diameter water line running along the west side of Century Blvd. The water system for the Parkview at Century South Park Subdivision Phase I consists of an 8 inch diameter water line that runs along the south side of Ginkgo Drive on the north side to the west and along the east side of Ginkgo Drive on the south and connects into these existing 8 inch lines. From the proposed 8 inch water line, seventeen 3/4 inch diameter single service lines, and fourteen 1 inch diameter dual service lines run to poles of lots before splitting into two 3/4 inch diameter single service lines going to the meter boxes for each lot. The 8 inch lines, the 8 inch fittings, the 8 inch gate valves, the fire hydrants, the slow off valves, the air release valves, the 45 degree bends, the 1 inch dual service lines, the 3/4 inch single service lines and the meter boxes have been installed at a total cost of \$199,255.00 or \$4,572.89 per lot. The subdivider has in addition paid the City of Laredo the sum of \$18,000.00 which covers the water availability fees and water meters.

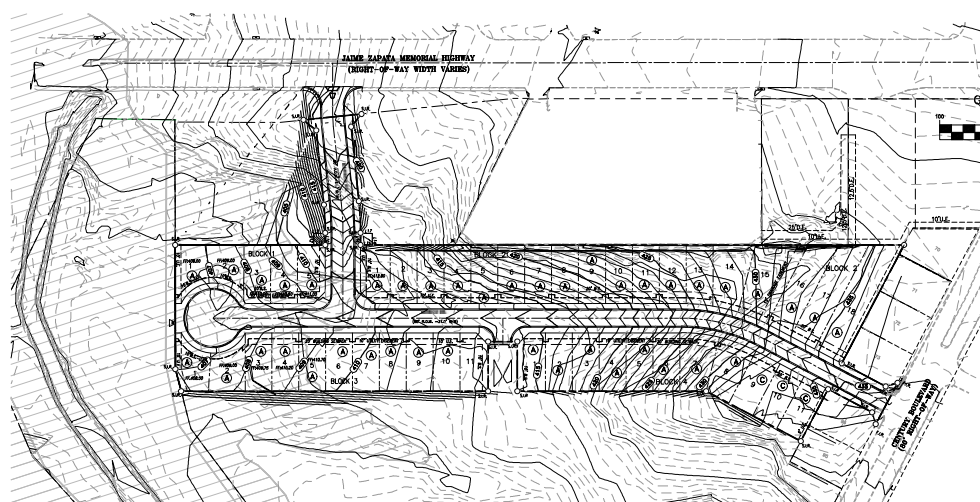
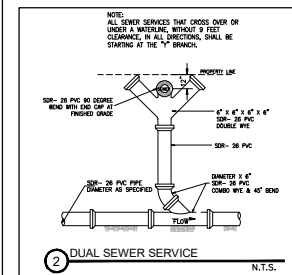
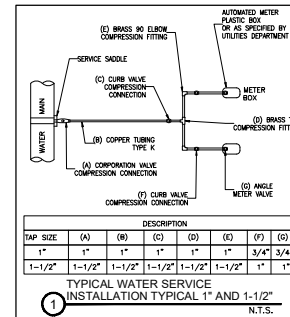
Certifications:
By my signature below, I certify that the water and sewage service facilities as described above are to the best of my knowledge, in compliance with the Model Rules adopted under Section 16.343, Water Code.

Victor H. Gonzalez, P.E. No. 103526

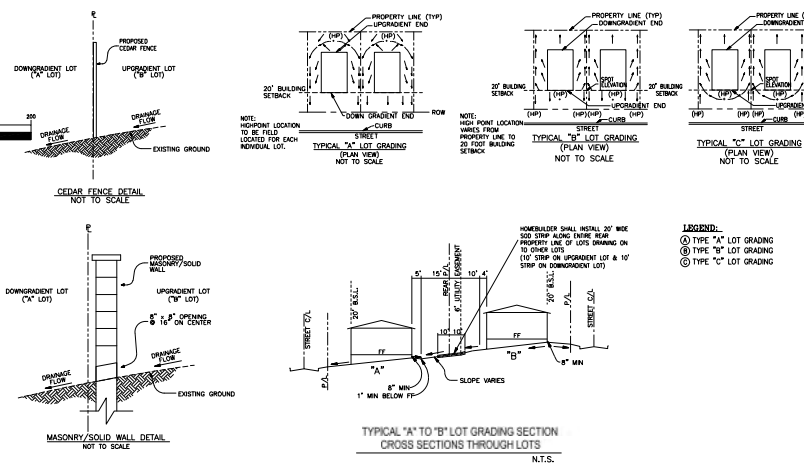
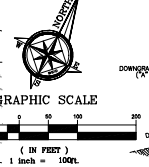
Sewage Facilities:
Sewage from the Parkview at Century South Park Subdivision Phase I will be disposed of through the sanitary sewer system of the City of Laredo. The subdivider, and the City of Laredo have entered into a contract in which the City of Laredo has promised to provide sufficient sewage disposal for the full development of this Subdivision for at least 30 years. The City of Laredo has an existing 24 inch diameter sanitary sewer line running along the east side of Eastern Cleason Creek. The sanitary sewer system for the Parkview at Century South Park Subdivision Phase I consists of an 8 inch diameter sewer line that connects into this existing 24 inch sanitary sewer line running south along the west side of Ginkgo Drive and an 8 inch diameter sewer line that runs west along the south side of Ginkgo Drive. The sanitary sewer system will service a total of 45 residential lots through individual services consisting of 8 inch diameter single service and 6 inch diameter dual service lines. The 8 inch lines, the manholes, the clean-outs, and the 6 inch single service and 8 inch dual service lines have been installed at a total cost of \$208,172.12 or \$4,632.82 per lot. The subdivider has in addition paid the City of Laredo the sum of \$18,929.40 which covers the connection fees.

Certifications:
By my signature below, I certify that the water and sewage service described above shall be provided in compliance with the Model Rules adopted under Section 16.343, Water Code.

Dr. Foreq Al-Zabet, Utilities Director



POST DEVELOPMENT TOPOGRAPHY
AS PER PLANS SIGNED MARCH 10, 2022



ENGINEER/SURVEYOR:
SHERFEY ENGINEERING CO.
104 DEL COURT SUITE 400
LAREDO, TEXAS 78041
(956) 791-3511
T.B.P.E. FIRM REGISTRATION No. F-3132
T.B.P.L.S. FIRM REGISTRATION No. 10099800

DEVELOPER/OWNER:
STX LAND DEVELOPMENT, LLC
RAMIN EMAMI, MANAGER
P.O. BOX 452505
LAREDO, TEXAS 78045

PARKVIEW AT CENTURY SOUTH PARK SUBDIVISION PHASE I

A TRACT OF LAND CONTAINING 7.31 ACRES OF LAND, MORE OR LESS, BEING OUT OF PORCION 32, ABSTRACT 296, ANTONIO TREVIÑO ORIGINAL, GRANTEE SAME BEING OUT OF A TRACT OF LAND AS CONVEYED TO ZAFTEX CORPORATION IN DEED AS RECORDED IN VOLUME 118, PAGES 412-429, WEBB COUNTY OFFICIAL PUBLIC RECORDS

DATE: 05/10/2021
REV: 10/06/2021
SCALE: 1" = 100'
FILE: C:\WORK\PROJECTS\SUBDIVISIONS\PHASE I\PHASE I PLAN DMS\PHASE I PLAN DMS.dwg
PROJECT: 8303.00



SHERFEY
ENGINEERING
COMPANY, L.L.C.

104 Del Court
Suite 400
Laredo, Texas 78041
(956) 791-3511