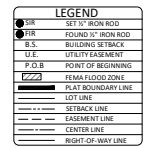


Line Table		
Line #	Length	Direction
L1	20.00	N00° 30' 57\"/>
L2	28.23	S45° 37' 32\"/>
L3	20.00	S89° 15' 53\"/>
L4	20.00	S82° 06' 09\"/>
L5	26.13	S48° 41' 27\"/>
L6	20.00	N00° 30' 57\"/>

Lot Table			
Lot #	Block #	Area (Sq. Ft.)	Area (Ac.)
1	1	331578.57	7.61
2	1	85422.93	1.96
3	1	43393.76	1.00
4	1	48094.43	1.10



PLAT OF:

ADRIANI PLAZA SUBDIVISION
CITY OF LAREDO, WEBB COUNTY, TEXAS

CERTIFICATE OF OWNER

I, SALVADOR NIÑO, MANAGER/MEMBER FOR NINOS GROUP INVESTMENTS LLC, THE UNDERSIGNED OWNER OF THE LAND SHOWN ON THIS PLAT AND DESIGNATED HEREIN AS ADRIANI PLAZA SUBDIVISION IN THE CITY OF LAREDO, COUNTY OF WEBB, TEXAS, AND WHOSE NAME IS SUBSCRIBED HERETO, DOES HEREBY DECLARE FOR THE USE OF THE PUBLIC FOR ALL STREETS, DRAINS, EASEMENTS AND PUBLIC PLACES THEREIN SHOWN FOR THE PURPOSE AND CONSIDERATION THEREIN EXPRESSED.

BY: SALVADOR NIÑO, MANAGER/MEMBER FOR NINOS GROUP INVESTMENTS LLC

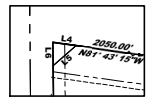
DATE: _____

PLAT-APPROVAL CITY ENGINEER

I HAVE REVIEWED THIS PLAT AND ACCOMPANYING CONSTRUCTION DRAWINGS IDENTIFIED AS ADRIANI PLAZA SUBDIVISION, PREPARED BY ARMANDO GUERRA LICENSED PROFESSIONAL ENGINEER NO. 104992, AND DATED THE _____ DAY OF _____, WITH THE LAST REVISED DATE ON _____ AND HAVE FOUND THEM IN COMPLIANCE WITH THE SUBDIVISION ORDINANCE OF THE CITY OF LAREDO, TEXAS.

ELIUD DE LOS SANTOS, P.E.
CITY ENGINEER

DATE: _____



DETAIL 1
SCALE: 1" = 50'

DETAIL 1
0.005 ACRES (197.85 SQ. FT.) RIGHT-OF-WAY DEFINITION

A TRACT OF LAND CONTAINING 0.005 ACRES, MORE OR LESS, BEING ALL OF THAT CERTAIN 11.68 ACRES, CALLED 11.70 ACRES, OF LAND CONVEYED TO NINOS GROUP INVESTMENTS LLC RECORDED IN VOLUME 8830, PAGES 820-827, OFFICIAL PUBLIC RECORDS WEBB COUNTY, TEXAS, SITUATED IN PORCHION 28, ABSTRACT 241, E. MARTINEZ ORIGINAL GRANTEE, ABSTRACT 282, CITY OF LAREDO, WEBB COUNTY, TEXAS, AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS, TO WIT:

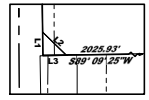
COMMENCING, AT A FOUND IRON ROD POST, THE NORTHEAST CORNER OF LOTS 1A & 1B, BLOCK 1, PAUL YOUNG AUTO MALL PLAT RECORDED IN VOLUME 25, PAGE 161, MAP RECORDS WEBB COUNTY, TEXAS THE SOUTHERLY RIGHT-OF-WAY LINE OF SAUNDERS STREET, US HIGHWAY 59 (VARIABLE WIDTH RIGHT-OF-WAY), **THENCE, N81° 43' 15\"/>**

THENCE, S 82° 06' 09\"/>

THENCE, 5 48° 41' 27\"/>

THENCE, N 00° 30' 57\"/>

BASIS OF BEARING:
THIS SURVEY IS DERIVED FROM GPS KINEMATIC OBSERVATIONS REFERENCED TO THE TEXAS COORDINATE SYSTEM, SOUTH ZONE, NAD-83.



DETAIL 2
SCALE: 1" = 50'

DETAIL 2
0.005 ACRES (200.00 SQ. FT.) RIGHT-OF-WAY DEFINITION

A TRACT OF LAND CONTAINING 0.005 ACRES, MORE OR LESS, BEING ALL OF THAT CERTAIN 11.68 ACRES, CALLED 11.70 ACRES, OF LAND CONVEYED TO NINOS GROUP INVESTMENTS LLC RECORDED IN VOLUME 8830, PAGES 820-827, OFFICIAL PUBLIC RECORDS WEBB COUNTY, TEXAS, SITUATED IN PORCHION 28, ABSTRACT 241, E. MARTINEZ ORIGINAL GRANTEE, ABSTRACT 282, CITY OF LAREDO, WEBB COUNTY, TEXAS, AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS, TO WIT:

COMMENCING, AT A FOUND IRON ROD POST, THE NORTHEAST CORNER OF LOTS 1A & 1B, BLOCK 1, PAUL YOUNG AUTO MALL PLAT RECORDED IN VOLUME 25, PAGE 161, MAP RECORDS WEBB COUNTY, TEXAS THE SOUTHERLY RIGHT-OF-WAY LINE OF SAUNDERS STREET, US HIGHWAY 59 (VARIABLE WIDTH RIGHT-OF-WAY), **THENCE, N89° 09' 25\"/>**

THENCE, N 00° 30' 57\"/>

THENCE, 5 48° 37' 32\"/>

THENCE, 5 89° 15' 53\"/>

BASIS OF BEARING:
THIS SURVEY IS DERIVED FROM GPS KINEMATIC OBSERVATIONS REFERENCED TO THE TEXAS COORDINATE SYSTEM, SOUTH ZONE, NAD-83.

STATE OF TEXAS:
COUNTY OF WEBB:

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED, SALVADOR NIÑO, MANAGER/MEMBER FOR NINOS GROUP INVESTMENTS LLC, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATION THEREIN STATED. GIVEN MY HAND AND SEAL OF OFFICE THIS _____ DAY OF _____, 20____.

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

CERTIFICATE OF ENGINEER
WEBB COUNTY:

I HEREBY CERTIFY THAT PROPER ENGINEERING CONSIDERATION HAS BEEN GIVEN THIS RELAT TO THE MATTERS OF STREETS, LOTS, WATER SEWER AND APPURTENANCES AND DRAINAGE LAYOUT; AND TO THE BEST OF MY KNOWLEDGE THIS PLAT CONFORMS TO ALL REQUIREMENTS OF THE SUBDIVISION ORDINANCE EXCEPT FOR THOSE VARIANCES THAT MAY HAVE BEEN GRANTED BY THE PLANNING COMMISSION OF THE CITY.

ARMANDO GUERRA, P.E. 104992

DATE: _____



PLANNING COMMISSION APPROVAL

THIS PLAT ADRIANI PLAZA SUBDIVISION, HAS BEEN SUBMITTED TO AND CONSIDERED BY THE PLANNING COMMISSION OF THE CITY OF LAREDO, TEXAS, AND IS HEREBY APPROVED BY SUCH COMMISSION ON _____ DAY OF _____, 20____.

DANIELA SADA PAZ
PLANNING AND ZONING CHAIR

DATE: _____

ATTESTMENT OF PLANNING COMMISSION APPROVAL

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

CERTIFICATION OF COUNTY CLERK

FILED OF RECORD AT _____ O'CLOCK _____ M. ON THE _____ DAY OF _____, 20____.

COUNTY CLERK
WEBB COUNTY, TEXAS

STATE OF TEXAS:
WEBB COUNTY:

I, MARGIE R. IBARRA, CLERK OF THE COUNTY COURT IN AND FOR THE WEBB COUNTY, DO HEREBY CERTIFY THAT THE FOREGOING INSTRUMENT DATED THE _____ DAY OF _____, WITH ITS CERTIFICATE OF AUTHENTICATION WAS FILED FOR RECORD IN MY OFFICE ON THE _____ DAY OF _____, 20____, AT _____ O'CLOCK _____ M. IN VOLUME _____ PAGE(S) _____ OF THE PLAT RECORDS OF SAID COUNTY.

DEPUTY COUNTY CLERK
WEBB COUNTY, TEXAS

DATE: _____



EDUARDO J. GUTIERREZ, R.P.L.S. 6839

DATE: _____

ADRIANI PLAZA SUBDIVISION

PROJECT FOR NINOS GROUP INVESTMENTS LLC FOR ACRES, MORE OR LESS, BEING ALL OF THAT CERTAIN 11.68 ACRES, CALLED 11.70 ACRES, OF LAND CONVEYED TO NINOS GROUP INVESTMENTS LLC RECORDED IN VOLUME 8830, PAGES 820-827, OFFICIAL PUBLIC RECORDS WEBB COUNTY, TEXAS, SITUATED IN PORCHION 28, ABSTRACT 241, E. MARTINEZ ORIGINAL GRANTEE, ABSTRACT 282, CITY OF LAREDO, WEBB COUNTY, TEXAS.

PREMIER

INNOVATIVE GROUP INVESTMENTS LLC
104 E. CALSON RD. STE 106
LAREDO, TEXAS 79604

FINAL PLAT OF
ADRIANI PLAZA SUBDIVISION

DRAWN BY: K.G. / J.H.B.N.M.M.
APPROVED BY: A.C.
DATE: 10-25-20
REVISED DATE: 6-7-2008
SCALE 11 X 17: 1"=100'
SCALE 24 X 36: 1"=100'
FILE NAME: 200807P0400A

1 of 1