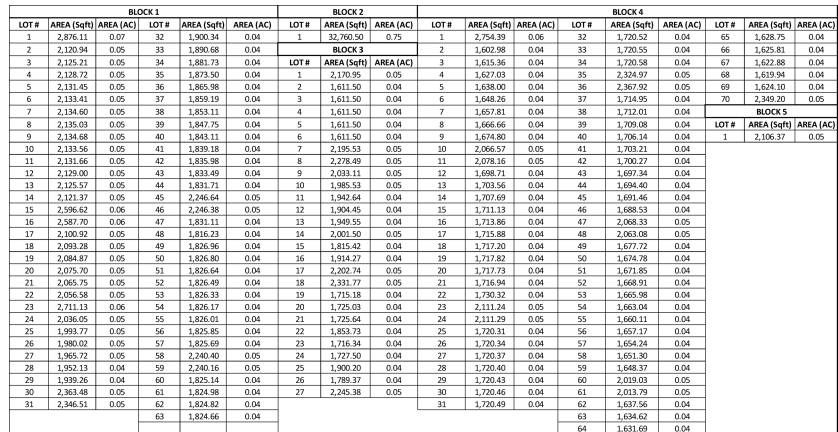
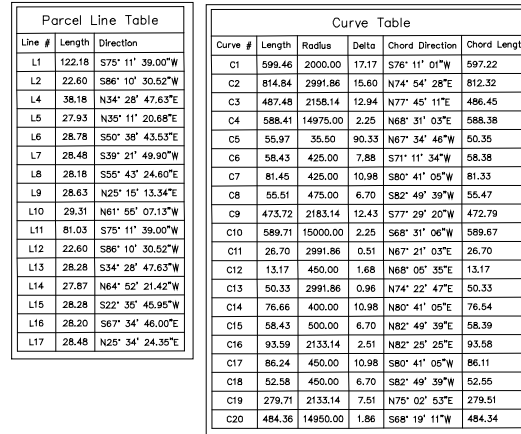
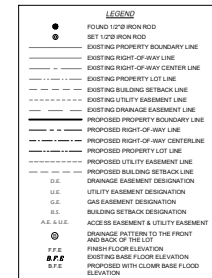


NOTES:
1. DRIVEWAYS, SIDEWALKS, AND TREES WILL BE
INSTALLED AT THE TIME OF ISSUANCE OF BUILDING
PERMITS IN ACCORDANCE WITH THE LAREDO LAND
DEVELOPMENT CODE.

2. ALL CURB CUTS SHALL COMPLY WITH THE TRANSPORTATION ELEMENT OF THE CITY OF LAREDO COMPREHENSIVE PLAN.
3. THE SETBACK SHALL BE DETERMINED BASED ON THE CURRENT ZONING IN ACCORDANCE TO SECTION 24.77.1 OF THE LAREDO LAND DEVELOPMENT CODE.

4. THIS RE-PLAT DOES NOT ATTEMPT TO ALTER, AMEND OR REMOVE ANY COVENANTS OR RESTRICTIONS.

ORDINANCES



Ariva Ltd.
4016 Hillside Rd.
Laredo, Tx 78041

DESIGN BY: O. Castillo	DRAWN BY: O. Ramirez	CHECKED BY: O. Castillo
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DESCRIPTION
PRELIMINARY PLAT

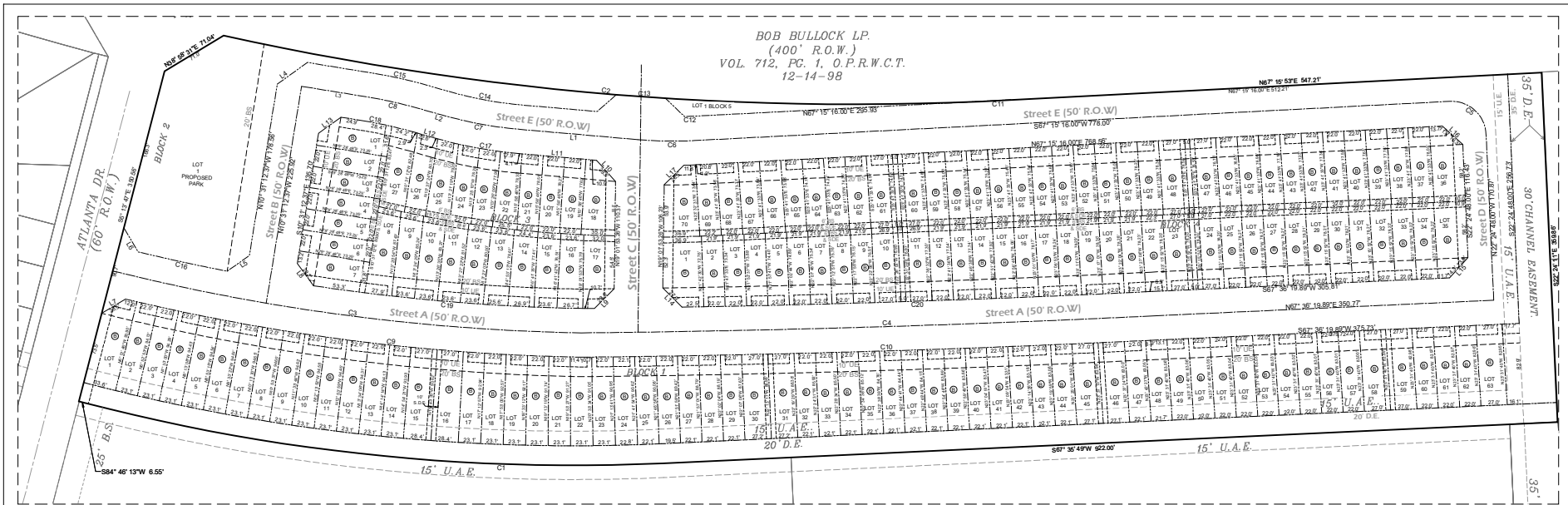
#	DATE	ISSUED:
1.	09/03/2025	

aud
ulting llc
Box Number F-14954
1001

peu
cons
Registration
8218 Casa Verde Rd., Ste.
Laredo, Texas 78041
Tel: (956) 568-4006

RE-PLAT OF
12.56 AC Tract
Being Lot 1, Block 2
Villas San Agustin - Unit 1,
City of Laredo Webb County, Texas
Vol. 25, Pgs. 4 - 7, P.R.W.C.T.
INTO
Bridge Crossing Villas (PUD)
City of Laredo, Webb County, Texas

1.10
1 OF 2



INSET "A"

SCALE 1" = 50'

CERTIFICATE OF OWNER

STATE OF TEXAS
COUNTY OF WEBB

I, _____, the undersigned owner of the land shown on this plat, designated herein as _____ in the City of Laredo, County of Webb, Texas, whose name is subscribed hereto, hereby dedicate the use to the public forever all drains, easements, and public places thereon shown, for the purpose and consideration therein expressed.

DATE _____

STATE OF TEXAS
COUNTY OF WEBB

Before me, the undersigned authority, on this day personally appeared, _____, known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purposes and considerations therein stated.

WITNESS MY HAND AND SEAL THIS _____ OF _____, 2024.

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

CERTIFICATE OF ENGINEER

STATE OF TEXAS
COUNTY OF WEBB

I, Oscar Castillo, a Registered Professional Engineer in the State of Texas, hereby certify that proper engineering consideration has been given this plat to the matters of lots, water, sewer and appurtenances and drainage layout; and to the best of my knowledge this plat conforms to all requirements of this subdivision ordinance, except for those variances that may have been granted by the Planning Commission of the City.

OSCAR CASTILLO, P.E. #95620



DATE _____

CERTIFICATE OF SURVEYOR

STATE OF TEXAS
COUNTY OF WEBB

I, _____, a Registered Professional Land Surveyor in the State of Texas, hereby certify that this plat is true and correct and was prepared by an actual survey of the property made under my supervision, on the ground, that the corner monuments shown thereon will be properly placed under my supervision.

DATE _____

PLAT APPROVAL-CITY ENGINEER

I have reviewed this plat and accompanying construction drawings identified as _____ prepared by PEUA Consulting LLC, Oscar Castillo, Registered Professional Engineer No. 95620, and dated the _____ with the last revised date on _____ and have found them in compliance with the Subdivision Ordinance of the City of Laredo, Texas.

ELIJUD DE LOS SANTOS, P.E., CITY ENGINEER

DATE _____

PLANNING COMMISSION APPROVAL

This Plat, Bridge Crossing Villas (PUD) has been submitted to and considered by the Planning Commission of the City of Laredo, Webb County, Texas, and is hereby approved by such Commission on the February 20, 2024.

DANIELA SAIDA PAZ, CHAIRMAN

DATE _____

ATTESTMENT OF PLANNING COMMISSION APPROVAL

The City of Laredo Planning Commission approved the filing for record of this plat at a public meeting held on the _____.

VANESSA GUERRA, AICP, PLANNING DIRECTOR

CERTIFICATE OF COUNTY CLERK

STATE OF TEXAS
COUNTY OF WEBB

I, _____, Clerk of the County Court in and for Webb County, Texas, do hereby certify that the foregoing instrument dated the _____ day of _____, 2024 with the certificate of authentication was filed of record in my office on the _____ day of _____, 2024 at _____ o'clock _____ m. in Volume _____ Page(s) _____ of the map records of said County.

WITNESS MY HAND AND SEAL THIS _____ DAY OF _____, 2024.

DEPUTY COUNTY CLERK
WEBB COUNTY, TEXAS

Ariva Ltd.
4016 Hillside Rd.
Laredo, Tx 78041

DESIGNED BY
O. Castillo
DRAWN BY
O. Ramirez
CHECKED BY
O. Castillo

DESCRIPTION
PRELIMINARY PLAT

ISSUED
DATE
09/03/2025

1.



RE-PLAT OF
12.56 AC Tract
Being Lot 1, Block 2
Villas San Aquilino - Unit 1
City of Laredo, Texas
Vol. 25 Pgs. 4-7, P.R.W.C.T.
INTO
Bridge Crossing Villas (PUD)
City of Laredo, Webb County Texas

Plat
SHEET NO.
1.11
JOB NO. 2024.009