

LEGAL DESCRIPTION - 11.22 ACRE TRACT

Being an 11.22 acre tract of land situated in Survey 2149, Abstract 694, R. H. Rain, Original Grantee, Webb County, Texas, said tract being comprised of all of that said 1.70 acre tract described in deed to the City of Laredo recorded in Volume 5629, Pages 226-237, Official Public Records, Webb County, Texas, all of the 0.37 acre tract described in deed to the City of Laredo recorded in Volume 5629, Pages 238-250, Official Public Records, Webb County, Texas, all of the 0.37 acre tract described in deed to the City of Laredo recorded in Volume 5700, Pages 505-508, Official Public Records, Webb County, Texas, and a portion of that 1.25 acre tract described in deed to the City of Laredo recorded in Volume 5476, Pages 485-500, Official Public Records, Webb County, Texas, and being more particularly described by metes and bounds as follows to-wit:

BEGINNING 1/2" iron rod found at the northwest corner of said 5.50 acre tract for the most northerly/northwest corner hereof;

THENCE, East, 804.28 feet to a point, from which a 1/2" iron rod found bears North 86 degrees 14 minutes 23 seconds West, 0.16 feet, for a point of deflection hereof;

THENCE, South 56 degrees 08 minutes 27 seconds East, 80.00 feet to a 1/2" iron rod set for an exterior corner hereof;

THENCE, South 33 degrees 51 minutes 23 seconds West, 660.84 feet to a 1/2" iron rod set for an exterior corner hereof;

THENCE, South 89 degrees 54 minutes 14 seconds West, 420.23 feet to a 1/2" iron rod set for a point of deflection hereof hereof;

THENCE, South 89 degrees 58 minutes 23 seconds West, 935.80 feet to a 1/2" iron rod set for an exterior corner hereof;

THENCE, South 41 degrees 22 minutes 52 seconds West, 110.70 feet to a 1/2" iron rod set for an exterior corner hereof;

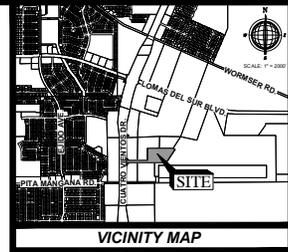
THENCE, South 42 degrees 52 minutes 16 seconds East, 109.83 feet to a 1/2" iron rod set for a point of deflection hereof;

THENCE, North 00 degrees 01 minutes 35 seconds West, 243.56 feet to a 1/2" iron rod set for an exterior corner hereof;

THENCE, South 42 degrees 52 minutes 16 seconds East, 109.83 feet to a 1/2" iron rod set for a point of deflection hereof;

THENCE, North 89 degrees 54 minutes 14 seconds East, 685.83 feet to a point, from which a 1/2" iron rod found bears North 52 degrees 23 minutes 40 seconds West, 1.01 feet, for an interior corner hereof;

THENCE, North 00 degrees 03 minutes 46 seconds West, 420.27 feet, to the POINT OF BEGINNING and containing 11.22 acres of land, more or less.



NOTES

1. Driveways will be installed at the time of issuance of building permits in accordance with the City of Laredo Land Development Code.
2. All such cuts shall comply with the transportation element of the City of Laredo Comprehensive Plan.
3. GPS coordinate for Point of Beginning is: N: 17,055,510.88 E: 476,188.38
4. 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 24.17.1 of the City of Laredo Land Development Code.

LOT SUMMARY

Lot #	Area (SF)	Area (AC)
1	238,983.42	5.49
2	87,577.05	2.01
ROW	161,511.61	3.72

SUMMARY TABLE

SUBDIVISION SUMMARY	
11.22 ACRES	
2 LOTS	
1 BLOCK	

LEGEND

- - 1/2" IR, FOUND
- - 1/2" IR, SET

BASIS OF BEARINGS

TEXAS STATE PLANE
SOUTH ZONE - 4205
NAD83

CERTIFICATE OF OWNER

STATE OF TEXAS
COUNTY OF WEBB

I, CITY OF LAREDO, the undersigned Owner of the land shown on this PLAT, and designated herein as PLAT OF BUENA VISTA FIRST RESPONDERS SUBDIVISION, in the City of Laredo, County of Webb, Texas, and whose name is subscribed hereto, hereby declare the use of the public sewer lines, drains, easements, and public places therein shown for the purpose and consideration therein expressed.

JOSEPH NEEB
CITY MANAGER
DATE

STATE OF TEXAS
COUNTY OF WEBB

Before me, the undersigned Authority, on this day personally appeared JOSEPH NEEB, 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, OF OFFICE THIS ____ DAY OF _____, 20__.

NOTARY

CERTIFICATE OF ENGINEER

STATE OF TEXAS
COUNTY OF WEBB

I hereby certify that proper engineering consideration has been given this PLAT to the matters of streets, lots, drainage, water, sewer and appurtenances 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.

ALFREDO MARTINEZ, P.E.
Licensed Professional Engineer
Texas No. 123303
DATE

CERTIFICATE OF SURVEYOR

STATE OF TEXAS
COUNTY OF WEBB

I, the undersigned, a Registered Professional Land Surveyor in the State of Texas, hereby certify that this PLAT is true and correct and was prepared from 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.

JULIAN JAVIER RUIZ, R.P.L.S.
Registered Professional Land Surveyor
Texas No. 5384
DATE

PLAT APPROVAL - CITY ENGINEER

I have received this RESP/PLAT and accompanying drawings identified as PLAT OF BUENA VISTA FIRST RESPONDERS SUBDIVISION, prepared by ALFREDO MARTINEZ, Licensed Professional Engineer No. 123303, and dated the 4th day of March 2026, with the last revised date of _____ 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

PLANNING COMMISSION APPROVAL

This PLAT OF BUENA VISTA FIRST RESPONDERS 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__.

DANELLA SADA PAZ
Chairwoman
DATE

ATTESTMENT OF PLANNING COMMISSION

The City of Laredo Planning Commission approved the filing for record of this PLAT OF BUENA VISTA FIRST RESPONDERS SUBDIVISION at a public meeting held on the ____ day of _____, 20__ at _____ minutes of said meeting reflect such approval.

VANESSA GUERRA, AICP
Planning Director
DATE

CERTIFICATE OF COUNTY CLERK

Filed and Recorded at ____ O'Clock ____ m on the ____ day of _____, 20__.

DEPUTY COUNTY CLERK
STATE OF TEXAS
COUNTY OF WEBB

I, _____, Clerk of the County Court in and for Webb County do hereby certify that the foregoing instrument dated the ____ day of _____, 20__, 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

SURVEYOR: JJ RUIZ LAND SURVEYING
JULIAN JAVIER RUIZ, R.P.L.S.
312 W. JONQUIL AVE.
MCKALEN, TX 78501
956-568-4470

Preliminary Plat
March 4, 2026

ENGINEER: **CRANE ENGINEERING CORP.**
1310 JUNCTION DRIVE SUITE B
LAREDO, TX 78041 956-712-1996
FIRM REGISTRATION NO. F-3353

OWNER: City of Laredo
1110 Houston Street
Laredo, TX 78040

Buena Vista First Responders Subdivision

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