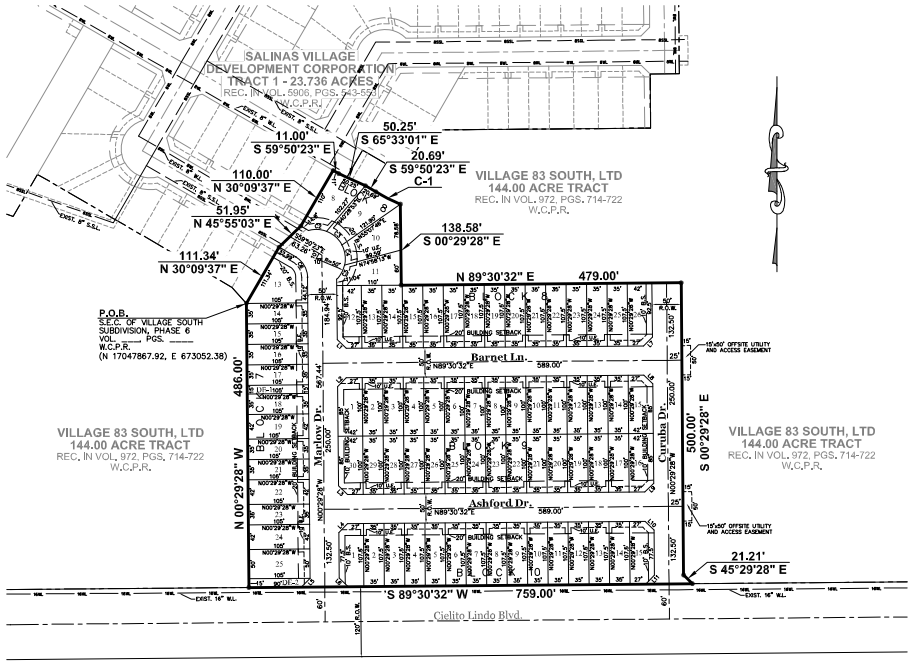
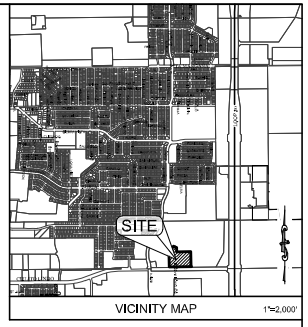


N O T E S:

1.–MAINTENANCE OF THE LANDSCAPING SHALL COMPLY WITH THE PROVISIONS OF APPENDIX F–2 OF SECTION 24–83 OF THE LAREDO LAND DEVELOPMENT CODE.
2.–THE SETBACKS SHALL BE DETERMINED BASED ON THE CURRENT ZONING IN ACCORDANCE TO SECTION 24.77.1 OF THE LAREDO LAND DEVELOPMENT CODE.
3.–DRIVEWAYS, SIDEWALKS AND TREES WILL BE INSTALLED AT THE TIME OF ISSUANCE OF BUILDING PERMITS IN ACCORDANCE WITH THE LAREDO LAND DEVELOPMENT CODE.
4.–ALL CURB CUTS SHALL COMPLY WITH THE TRANSPORTATION ELEMENT OF THE CITY OF LAREDO COMPREHENSIVE PLAN.
5.–BASIS OF BEARINGS & DISTANCES: GPS NAD 83 (2011 ADJ.) TEXAS STATE PLANE, 4205 SOUTH ZONE GRID COORDINATES.
6.–P.O.B. COORDINATES REFERENCED TO NAD 83 (2011 ADJ.), TEXAS STATE PLANE, 4205 SOUTH ZONE ARE PROVIDED FOR GENERAL LOCATIVE PURPOSES.
7.–LOTS 1–15, BLOCK 10; SHALL BE PROHIBITED FROM HAVING ACCESS THROUGH CIELITO LINDO BLVD.
8.–THIS PLAT IS SUBJECT TO A RUNOFF ACCEPTANCE LETTER FOR DRAINAGE RUNOFF DISCHARGE AS RECORDED IN VOLUME ____, PAGES _____, OF THE OFFICIAL PUBLIC RECORDS, WEBB COUNTY TEXAS. PRE–DEVELOPMENT AND POST–DEVELOPMENT RUNOFF WILL BE CONVEYED BY THE PROPOSED STREETS AND STORM DRAINAGE SYSTEM AND ULTIMATELY DETAINED ON EXISTING AND FUTURE DETENTION POND FACILITIES.



LOT AREAS

LOT	AREA (S.F.)	LOT	AREA (S.F.)	LOT	AREA (S.F.)	LOT	AREA (S.F.)
BLOCK 7		BLOCK 8		BLOCK 9		BLOCK 5	
13	6,564	8	5,396	1	4,088	1	4,290
14	3,675	9	5,313	2	3,500	2	3,763
15	3,675	10	5,606	3	3,500	3	3,763
16	3,675	11	4,856	4	3,500	4	3,763
17	3,675	12	4,403	5	3,500	5	3,763
18	3,675	13	3,763	6	3,500	6	3,763
19	4,410	14	3,763	7	3,500	7	3,763
20	3,675	15	3,763	8	3,500	8	3,763
21	3,675	16	3,763	9	3,500	9	3,763
22	4,410	17	3,763	10	3,500	10	3,763
23	3,675	18	3,763	11	3,500	11	3,763
24	4,410	19	3,763	12	3,500	12	3,763
25	5,250	20	3,763	13	3,500	13	3,763
		21	3,763	14	3,500	14	3,763
		22	3,763	15	4,088	15	4,290
		23	3,763	16	4,088		
		24	3,763	17	3,500		
		25	3,763	18	3,500		
		26	4,403	19	3,500		
				20	3,500		
				21	3,500		
				22	3,500		
				23	3,500		
				24	3,500		
				25	3,500		
				26	3,500		
				27	3,500		
				28	3,500		
				29	3,500		
				30	4,088		

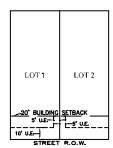
TOTAL RESIDENTIAL LOTS : 77
DRAINAGE EASEMENT : 2

LINE DATA

CLIP	DISTANCE	BEARING
L1	21.21'	S 45°29'28" E
L2	21.21'	N 44°30'32" E
L3	21.21'	S 45°29'28" E
L4	21.21'	N 44°30'32" E
L5	21.21'	N 44°30'32" E
L6	21.21'	S 45°29'28" E
L7	21.21'	N 44°30'32" E
L8	21.21'	S 45°29'28" E
L9	21.21'	N 44°30'32" E
L10	21.21'	S 45°29'28" E
L11	21.21'	N 44°30'32" E

CURVE DATA

CURVE	DELTA ANGLE	RADIUS	ARC	TANG	CHORD	CHORD BEARING
C1	07°09'38"	375.00'	46.87'	23.46'	46.84'	S 63°25'12" E
C2	36°33'34"	50.00'	31.90'	16.52'	31.37'	S 87°07'59" E
C3	40°58'29"	50.00'	35.76'	18.68'	35.00'	S 48°21'57" E
C4	40°58'29"	50.00'	35.76'	18.68'	35.00'	S 07°23'28" E
C5	31°59'09"	50.00'	27.91'	14.33'	27.55'	S 29°05'20" W
C6	59°20'55"	40.50'	41.95'	23.08'	40.10'	S 30°09'56" E



METES AND BOUNDS DESCRIPTION

9.5310 ACRE TRACT
Being out and part of
Porcion 38 – Abstract 472 ~ Tadeo Sanchez, Original Grantee
Within the limits of the
City of Laredo, Webb County, Texas

Being a tract of land found to contain 9.5310 Acres more or less, situated in in Porcion 38, Abstract 472, Tadeo Sanchez, Original Grantee, within the limits of the City of Laredo, in Webb County, Texas, said 9.5310 Acre tract being out and part of Village 83 South, Ltd. (144.00 Acre tract), as recorded in Volume 972, Pages 714–722 of the Webb County Deed Records, Webb County Texas; and more particularly described by metes and bounds as follows, to wit:

BEGINNING at a found ½" Iron rod for the Southeast corner of Village South Subdivision, Phase 6, as recorded in Volume _____, Pages _____ of the Webb County Plat Records, being the most Westerly Northwest corner of the herein described tract and the POINT OF BEGINNING;

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

North 30°09'37" East, 111.34 Feet, to a found ½" Iron rod for an exterior deflection corner to the right of this tract;
North 45°55'03" East, 51.95 Feet, to a found ½" Iron rod for an interior deflection corner to the left of this tract;
North 30°09'37" East, 110.00 Feet, to a found ½" Iron rod for an exterior deflection corner to the right of this tract;
South 59°50'23" East, 11.00 Feet, to a set ½" Iron rod for an interior deflection corner to the left of this tract;
South 65°33'01" East, 50.25 Feet, to a set ½" Iron rod for an exterior deflection corner to the right of this tract;
South 59°50'23" East, 20.69 Feet, to a set ½" Iron rod for a point of curvature to the left of this tract;
A curvilinear distance of 46.87 feet, with said curve having the following characteristics: Central Angle=07°09'38", R=375.00 feet, CL=46.87 feet, TAN=23.46 feet, CHD=46.84 feet, CHD. Bearing = S63°25'12" E, to a set ½" Iron rod for the end of this curve and an exterior deflection corner to the right of this tract;
South 00°29'28" East, 138.58 Feet, to a set ½" Iron rod for an interior deflection corner to the left of this tract;
North 89°30'32" East, 479.00 Feet, to a set ½" Iron rod for the Northeast corner of this tract;

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

South 00°29'28" East, 500.00 Feet, to a set ½" Iron rod for an interior deflection corner to the left of this tract;
South 45°29'28" East, 21.21 Feet, to a set ½" Iron rod for a point on the North right–of–way line of Cielito Lindo Blvd. and the Southeast corner of this tract;

THENCE South 89°30'32" West, 759.00 Feet, along said North right–of–way line of Cielito Lindo Blvd., being the South boundary line of the herein described tract, to a set ½" Iron rod for the Southwest corner of this tract;

THENCE North 00°29'28" West, 486.00 Feet, along the West boundary line of the herein described tract, to the Southeast corner of aforesaid Village South Subdivision, Phase 6, an exterior deflection corner of this tract and the POINT OF BEGINNING.

Basis of Bearings:
GPS NAD 83 (2011 Adj.), Texas State Plane, 4205 South Zone

CERTIFICATE OF OWNER

STATE OF TEXAS §
COUNTY OF WEBB §

I, GERARDO G.S. SALINAS, MANAGER OF VILLAGE 83 SOUTH, LTD. OWNER OF THE LAND SHOWN ON THIS PLAT AND DESIGNATED HEREIN AS VILLAGE SOUTH SUBDIVISION, PHASE 7, IN THE CITY OF LAREDO, COUNTY OF WEBB, TEXAS AND WHOSE NAME IS SUBSCRIBED HERETO, HEREBY DEDICATE TO THE USE OF THE PUBLIC FOREVER ALL STREETS, EASEMENTS AND PUBLIC PLACES THEREON SHOWN FOR THE PURPOSE AND CONSIDERATION THEREIN EXPRESSED.
VILLAGE 83 SOUTH, LTD. – OWNER

GERARDO G.S. SALINAS — DATE
MANAGER

CERTIFICATE OF NOTARY PUBLIC

STATE OF TEXAS §
COUNTY OF WEBB §

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED GERARDO G.S. SALINAS, 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.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, THIS _____ DAY OF _____, 20____.

NOTARY PUBLIC
WEBB COUNTY, TEXAS
My Commission Expires the _____day of_____, 20____.

CERTIFICATE OF LIENHOLDER

THIS SUBDIVISION MAP IS HEREBY APPROVED AND ADOPTED BY THE UNDERSIGNED LIEN HOLDER THIS _____ DAY OF _____ 2025

BY: _____

TITLE _____ AS AN ACT AND DEED OF _____

CERTIFICATE OF NOTARY PUBLIC

STATE OF TEXAS §
COUNTY OF WEBB §

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED

NAME: _____

TITLE: _____

FINANCIAL INSTITUTION: _____

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.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, THIS _____ DAY OF _____ 20____.

NOTARY PUBLIC
WEBB COUNTY, TEXAS
My Commission Expires the _____day of_____, 20____.

CERTIFICATE OF ENGINEER

STATE OF TEXAS §
COUNTY OF WEBB §

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

ROGELIO BALDAZO
LICENSED PROFESSIONAL ENGINEER
TEXAS REG. NO. 92652

DATE

CERTIFICATE OF SURVEYOR

STATE OF TEXAS §
COUNTY OF WEBB §

I, WAYNE NANCE, THE UNDERSIGNED 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 AND THAT THE CORNER MONUMENTS SHOWN THEREON WERE PROPERLY PLACED UNDER MY PERSONAL SUPERVISION.

WAYNE NANCE
REGISTERED PROFESSIONAL LAND SURVEYOR
TEXAS REG. NO. 6235

DATE

CERTIFICATE OF CITY ENGINEER

STATE OF TEXAS §
COUNTY OF WEBB §

I, HAVE REVIEWED THIS PLAT AND ACCOMPANYING CONSTRUCTION DRAWINGS IDENTIFIED AS VILLAGE SOUTH SUBDIVISION, PHASE 7, PREPARED BY: ROGELIO BALDAZO, LICENSED PROFESSIONAL ENGINEER No. 92652, AND DATED THE _____ DAY OF _____, 20_____ WITH THE LAST REVISED DATE ON _____ AND HAVE FOUND THEM IN THE COMPLIANCE WITH THE SUBDIVISION ORDINANCE OF THE CITY OF LAREDO, TEXAS.

ELIUD DE LOS SANTOS, P.E.
CITY ENGINEER

DATE

PLANNING COMMISSION APPROVAL

STATE OF TEXAS §
COUNTY OF WEBB §

THIS PLAT: VILLAGE SOUTH SUBDIVISION, PHASE 7 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_____.

DANIELLA SADA PAZ
COMMISSION CHAIR

DATE

ATTESTMENT OF PLANNING COMMISSION APPROVAL

STATE OF TEXAS §
COUNTY OF WEBB §

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 SAID APPROVAL.

VANESSA GUERRA, AICP
PLANNING DIRECTOR

DATE

CERTIFICATE OF COUNTY CLERK

STATE OF TEXAS §
COUNTY OF WEBB §

I, MARGE RAMIREZ IBARRA, CLERK OF THE COUNTY COURT IN AND FOR WEBB COUNTY, DO HEREBY CERTIFY 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 _____OF THE MAP RECORD OF SAID COUNTY.

DEPUTY — COUNTY CLERK
WEBB COUNTY, TEXAS

FILED FOR RECORD AT _____O'CLOCK_____M ON THE _____ DAY OF _____, 20_____, AT _____M.

DEPUTY — COUNTY CLERK
WEBB COUNTY, TEXAS

PRELIMINARY

GRAPHIC SCALE IN FEET
25 0 50 100 200

DATE : 04–10–2026
REVISIONS :

VERICAL SCALE : ——
HORIZONTAL SCALE : 1"=100'
DRAWN : R.B.
CHECKED : T.P.N./W.N.
APPROVED : R.B./W.N.
FIELD BOOK : ——

LEGEND:
R.O.W. RIGHT OF WAY
P.O.B. POINT OF BEGINNING
W.C.P.R. WEBB COUNTY PLAT RECORDS
W.C.D.R. WEBB COUNTY DEED RECORDS
B.S. BUILDING SETBACK
U.E. UTILITY EASEMENT
W.L. WATER LINE
S.S.L. SANITARY SEWER LINE
⊗ 1/2" IRON ROD

PORRAS NANCE ENGINEERING
304 E. CALTON RD.
LAREDO, TEXAS 78041
TBPE F–6205
TBPLS F–10188
OFFICE (956) 724–3097
www.porrasnance.com

OWNER:
VILAGE 83 SOUTH, LTD.
5904 WEST DR. – SUITE 12
LAREDO, TEXAS 78041
(956) 724–8469

ENGINEER/SURVEYOR:
PORRAS NANCE ENGINEERING
304 E. CALTON RD.
P.O. BOX 1670
LAREDO, TEXAS 78044
(956) 724–3097 PH
(956) 724–9208 FX

PROJECT DATA:
ACRES : 9.5310 ACRES
LOTS : 77 RES, LOTS
R.O.W. : 50'
B/B : 31'

PLAT OF:
VILLAGE SOUTH SUBDIVISION, PHASE 7
9.5310 ACRE TRACT
OUT OF VILLAGE 83 SOUTH, LTD 144.00 ACRE TRACT
AS RECORDED IN VOL. 972, PGS. 714–722 W.C.D.R.
PORCION 38 ~ ABSTRACT 472, TADEO SANCHEZ, ORIGINAL GRANTEE
CITY OF LAREDO, WEBB COUNTY, TEXAS

SHEET:
1 OF 1