



LEGAL DESCRIPTION

For a 2.9528 acre tract of land being out of an original 29.9 acre Tract 1-A, as conveyed to Moreno-Guierrez, per instrument recorded in Volume 2819, Page 305, Official Public Records of Webb County, Texas, Abstracted in Abstract 3116, Record 31, Jose Treviño, Original Grantee, conveyed to BUNNA-MORENO, LLC, City of Laredo, Webb County, Texas.

Being a 2.9528 acre tract of land, out of Abstract 3116, Record 31, Jose Treviño, Original Grantee's tract of land conveyed to BUNNA-MORENO, LLC, described in Volume 2819, Page 305, Official Public Records, Webb County, Texas, and being more particularly described by metes and bounds as follows, to-wit:

Beginning at a 1/2\"/>

Thence, with the northly State Highway 359 Right-of-Way, North 78 degrees 18 minutes 43 seconds West, 135.00 feet to a 1/2\"/>

Thence, with the northly State Highway 359 Right-of-Way, North 78 degrees 18 minutes 43 seconds West, 100.00 feet to a 1/2\"/>

Thence, with a easterly line of said 29.9 Acre Tract, North 11 degrees 41 minutes 17 seconds East, 280.00 feet to a 1/2\"/>

Thence, with a southerly line of said 29.9 Acre Tract, North 78 degrees 18 minutes 43 seconds West, 100.00 feet to a 1/2\"/>

Thence, with a easterly line of said 29.9 Acre Tract, North 11 degrees 41 minutes 17 seconds East, 280.00 feet to a 1/2\"/>

Thence, with a northerly line of said 29.9 Acre Tract, South 78 degrees 18 minutes 43 seconds West, 235.00 feet to a 1/2\"/>

Thence, with a westerly line of said 29.9 Acre Tract, South 11 degrees 41 minutes 17 seconds West, 666.48 feet to the Point of Beginning and containing 2.9528 acres of land, more or less.

Beit of Record: A 1/2\"/>

PLAT APPROVAL CITY ENGINEER

I HAVE REVIEWED THIS PLAT AND ACCOMPANYING CONSTRUCTION DRAWINGS IDENTIFIED AS: LOT 1, BLOCK 1, BUNNA-MORENO PLAT PREPARED BY RICARDO RAMOS, LICENSED PROFESSIONAL ENGINEER NO. 87027 AND DATED THE ____ DAY OF ____, 2025, WITH THE LAST REVISED DATE ON ____, 2025, AND HAVE FOUND THEM IN COMPLIANCE WITH THE SUBDIVISION ORDINANCE OF THE CITY OF LAREDO, TEXAS.

RAMON E. CHAVEZ, P.E. DATE CITY ENGINEER

PLANNING COMMISSION APPROVAL

THIS PLAT OF LOT 1, BLOCK 1, BUNNA-MORENO PLAT, WEBB COUNTY, TEXAS 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 DATE PLANNING COMMISSION CHAIR

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 ____, 2025. THE MINUTES OF SAID MEETING REFLECT SUCH APPROVAL.

VANESSA GUERRA, AICP DATE PLANNING DIRECTOR

NOTES

1. ALL RESTRICTIONS, CONDITIONS AND LIMITATIONS IMPOSED BY THE PLAT APPROVAL OF LOTS DEPICTED ON THIS PLAT.
2. ALL CURB CUTS SHALL COMPLY WITH THE TRANSPORTATION ELEMENT OF THE CITY OF LAREDO COMPREHENSIVE PLAN.
3. ALL IMPROVEMENTS SHALL BE MADE IN ACCORDANCE WITH THE CITY OF LAREDO SUBDIVISION ORDINANCE REQUIREMENTS.
4. SIDEWALKS, DRIVEWAYS AND TREES WILL BE INSTALLED AT THE TIME OF ISSUANCE OF BUILDING PERMITS IN ACCORDANCE WITH THE LAREDO LAND DEVELOPMENT CODE.
5. THIS PLAT DOES NOT ATTEMPT TO ALTER, AMEND, OR REMOVE ANY COVENANTS OR RESTRICTIONS.
6. MINIMUM SETBACK LINES SHALL BE IN CONFORMANCE WITH THE DIMENSIONAL STANDARDS ESTABLISHED IN SECTION 24.77 OF THE LAREDO LAND DEVELOPMENT CODE.
7. STORM WATER DETENTION IS NOT REQUIRED FOR THIS PLAT. DRAINAGE ACCEPTANCE LETTER FROM DOWNSTREAM OWNER WAS OBTAINED FOR THIS PLAT.
8. ACCESS TO STATE HIGHWAY 359 FRONTAGE ROAD IS SUBJECT TO REVIEW AND APPROVAL BY THE TEXAS DEPARTMENT OF TRANSPORTATION (TxDOT).
9. THE PLAT IS SUBJECT TO A CERTIFICATE OF ADJOINING LANDOWNER RUNOFF RECHARGE AS RECORDED IN VOL. 5844, PG. 253, OFFICIAL PUBLIC RECORDS OF WEBB COUNTY.
10. THIS PLAT REQUIRES A PRIVATE SANITARY SEWER LIFT STATION. DESIGN TO BE SUBMITTED AT THE TIME OF THE BUILDING PERMIT.



VICINITY MAP
SCALE 1" = 2000'

LOT 1, BLOCK 1
BUNNA-MORENO PLAT
LAREDO, WEBB COUNTY, TEXAS

STATE OF TEXAS:
COUNTY OF WEBB:
I, JASON BUNN, THE UNDERSIGNED OWNER OF THE LAND SHOWN ON THIS PLAT, AND DESIGNATED HEREIN AS LOT 1, BLOCK 1, BUNNA-MORENO PLAT, COUNTY OF WEBB, TEXAS, AND WHOSE NAME IS SUBSCRIBED HERETO, HEREBY DEDICATED TO THE USE OF THE PUBLIC FOREVER ALL DRAINS, EASEMENTS AND PUBLIC PLACES THEREON SHOWN FOR THE PURPOSE AND CONSIDERATION THEREIN EXPRESSED.

OWNER DATE

STATE OF TEXAS:
COUNTY OF WEBB:
BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THE DAY PERSONALLY APPEARED JASON BUNN, 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 ____, 2025.

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

CERTIFICATE OF SURVEYOR
STATE OF TEXAS:
COUNTY OF WEBB:
I, J. RICARDO SANCHEZ, 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 WERE FOUND OR WILL BE PROPERLY PLACED UNDER MY SUPERVISION.

J. RICARDO SANCHEZ, R.P.L.S. NO. 4232 DATE
SANCHEZ ENGINEERING, INC.
T.R.P.L.S. FIRM REGISTRATION NO. 1011000
P.O. BOX 2656
LAREDO, TEXAS 78044
(956) 723-3578

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, 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 WEBB COUNTY COMMISSIONERS' COURT AND THE PLANNING COMMISSION OF THE CITY.

RICARDO RAMOS, P.E. NO. 87027 DATE



CERTIFICATION OF COUNTY CLERK
FILED FOR RECORD AT ____ O'CLOCK ____ M. ON THE ____ DAY OF ____, 2025.
DEPUTY: _____ COUNTY CLERK
WEBB COUNTY, TEXAS

STATE OF TEXAS:
COUNTY OF WEBB:
I, _____, CLERK OF THE COUNTY COURT IN AND FOR THE WEBB COUNTY, DO HEREBY CERTIFY THAT THE FOREGOING INSTRUMENT DATED THE ____ DAY OF ____, 2025, WITH ITS CERTIFICATE OF AUTHENTICATION, WAS FILED FOR RECORD IN MY OFFICE ON THE ____ DAY OF ____, 2025, AT ____ O'CLOCK ____ M. IN VOLUME ____ PAGE(S) OF THE MAP RECORDS OF SAID COUNTY.

COUNTY CLERK
WEBB COUNTY, TEXAS

FINAL
DO-RITE
ENGINEERING, LLC
311 BURBIDE
LAREDO, TX 78040
TEL: (956) 786-2494
www.do-rite-engine.com
TEXAS FIRM REGISTRATION NO. 20495
REVISED: 05/28/2025
BUNNA-MORENO, LLC
1410 E LANE STREET
LAREDO, TEXAS, 78040
SHEET 1 OF 1