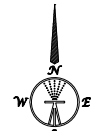
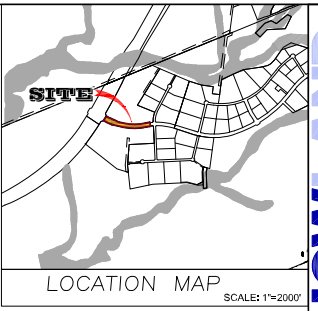


INDRA, INC.
47.7322 ACRES
OUT OF 101.23 ACRES
VOL. 5204, PGS. 509-521
O.P.R.W.C.T.

FORCION 12
SANTIAGO SANCHEZ
A-278

NORTH WEBB INDUSTRIAL PARK
PHASE III - PART A
VOL. 42, PGS. 56-57
P.R.W.C.T.



NOTES:

- DRIVEWAYS AND TREES WILL BE INSTALLED AT THE TIME OF ISSUANCE OF BUILDING PERMITS, IN ACCORDANCE WITH THE LAREDO LAND DEVELOPMENT CODE.
- ALL CURB CUTS SHALL COMPLY WITH THE TRANSPORTATION ELEMENT OF THE CITY OF LAREDO COMPREHENSIVE PLAN.

LEGAL DESCRIPTION
4.72 ACRE TRACT

A TRACT OF LAND CONTAINING 4.72 ACRES (205,534 SF), more or less, situated partially in Parcel 12, Santiago Sanchez, Original Grantee, Abstract 278, City of Laredo, Webb County, Texas. Being out of a 101.23 acre tract of land, conveyed to Indra, Inc., as recorded in Volume 5204, Pages 509-521, Official Public Records, Webb County, Texas. This 4.72 acre tract being more particularly described as follows:

BEGINNING at a found 3/4" inch iron rod at the west right-of-way line of Beltway Parkway (120-R R.O.W.), also being on the east boundary line of said Indra, Inc., being on a curve, having a radius of 1,940.00 feet, and a chord of S 80°48'28" W - 145.00 feet, for the southeast corner of this tract and the POINT OF BEGINNING;

THENCE, said curve to the left, an arc length of 145.03 FEET to a set 3/8" inch iron rod, being on a curve, having a radius of 2,060.00 feet, and a chord of N 87°55'29" W - 955.45 feet;

THENCE, said curve to the right, an arc length of 964.23 FEET to a set 1/2" inch iron rod, for a point of tangency;

THENCE, N 76°53'55" W, a distance of 214.57 FEET to a set 3/8" inch iron rod, being on a curve, having a radius of 2,080.00 feet, and a chord of N 66°03'35" W - 184.32 feet;

THENCE, said curve to the right, an arc length of 184.38 FEET to a set 3/8" inch iron rod, for a point of tangency;

THENCE, N 63°31'12" W, a distance of 117.33 FEET to a found 3/8" inch iron rod, at the east boundary line of a 18.49 acre tract of land, conveyed to the City of Laredo, as recorded in Volume 5625, Pages 240-314, Official Public Records, Webb County, Texas, for the southwest corner hereof;

THENCE, N 29°48'43" E, along the common boundary line of said Indra, Inc. and 18.49 acre tract, a distance of 160.27 FEET to a found 3/8" inch iron rod, for the northeast corner hereof;

THENCE, S 63°31'14" E, a distance of 108.02 FEET to a set 3/8" inch iron rod, being on a curve, having a radius of 1,920.00 feet, and a chord of S 66°03'35" E - 899.79 feet;

THENCE, said curve to the left, an arc length of 170.20 FEET to a set 3/8" inch iron rod, for a point of tangency;

THENCE, S 65°49'53" E, a distance of 200.19 FEET to a set 3/8" inch iron rod, being on a curve, having a radius of 1,940.00 feet, and a chord of S 87°55'29" E - 899.79 feet;

THENCE, said curve to the left, an arc length of 908.06 FEET to a set 3/8" inch iron rod, being on a curve, having a radius of 2,060.00 feet, and a chord of N 80°48'28" E - 153.97 feet;

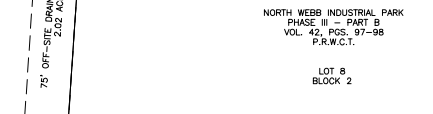
THENCE, said curve to the right, an arc length of 154.00 FEET to a found 3/8" inch iron rod at the west right-of-way line of aforementioned Beltway Parkway, also being on the east boundary line of said Indra, Inc., for the northeast corner hereof;

THENCE, S 07°03'02" E, along the common boundary line of said Indra, Inc. and the west right-of-way line of Beltway Parkway, a distance of 120.00 FEET to the POINT OF BEGINNING of this 4.72 acre tract, more or less.

CURVE TABLE			
CURVE #	LENGTH	RADIUS	CHORD
C1	145.03'	1,940.00'	S87°48'28"W - 145.00'
C2	964.23'	2,060.00'	N87°55'29"W - 955.45'
C3	184.38'	2,080.00'	N66°03'35"W - 184.32'
C4	170.20'	1,920.00'	S66°03'35"E - 170.14'
C5	908.06'	1,940.00'	S87°55'29"E - 899.79'
C6	154.00'	2,060.00'	N80°48'28"E - 153.97'
C7	149.52'	2,000.00'	S80°48'28"W - 149.48'
C8	1,319.94'	2,000.00'	N82°25'38"W - 1,296.11'

LINE TABLE		
LINE #	DIRECTION	LENGTH
L1	N76°53'55"W	214.57'
L2	N63°31'12"W	117.33'
L3	N29°48'43"E	160.27'
L4	S63°31'14"E	108.02'
L5	S65°49'53"E	200.19'
L6	S07°03'02"E	120.00'
L7	N63°31'13"W	112.68'

75' OFF-SITE PRAMISE EASEMENT
2.02 ACRES



CERTIFICATE OF OWNER
STATE OF TEXAS, COUNTY OF WEBB:
I, IRMA GRACIELA GARZA MONTEMAYOR, AS DIRECTOR OF "INDRA, INC.", THE OWNER OF THE LAND SHOWN ON THIS PLAN AND DESIGNATED HEREIN AS NORTH WEBB INDUSTRIAL PARK, BELTWAY PARKWAY RIGHT-OF-WAY EXTENSION, IN THE CITY OF LAREDO, COUNTY OF WEBB, TEXAS, AND WHOSE NAME IS SUBSCRIBED HEREON, HEREBY DESIGNATED TO THE USE OF THE PUBLIC, FOREVER ALL STREETS, DRIVEWAYS AND PUBLIC PLACES THEREON SHOWN FOR THE PURPOSE AND CONSIDERATION THEREIN EXPRESSED.
DATE: _____

CERTIFICATE OF ENGINEER
STATE OF TEXAS, COUNTY OF WEBB:
I, HEREBY CERTIFY THAT PROPER ENGINEERING CONSIDERATION HAS BEEN GIVEN THIS PLAN TO THE MATTERS OF STREETS, LOTS, WATER, SEWER AND APPURTENANCES AND DRAINAGE LAYOUT, AND TO THE BEST OF MY KNOWLEDGE THIS PLAN CONFORMS TO ALL REQUIREMENTS OF THE SUBDIVISION ORDINANCE, EXCEPT FOR THOSE VARIANCES THAT MAY HAVE BEEN GRANTED BY THE PLANNING COMMISSION OF THE CITY.
BERNAL FREDERICK SLIGHT P.E. No. 77981
DATE: _____

PLAT-APPROVAL CITY ENGINEER
I HAVE REVIEWED THIS PLAN AND ACCOMPANYING CONSTRUCTION DRAWINGS IDENTIFIED AS NORTH WEBB INDUSTRIAL PARK BELTWAY PARKWAY RIGHT-OF-WAY EXTENSION, CITY OF LAREDO, TEXAS, PREPARED BY BERNAL FREDERICK SLIGHT, REGISTERED PROFESSIONAL ENGINEER, NO. 77981 AND DATED THE 20TH DAY OF MAY, 2026, 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 PLAN OF NORTH WEBB INDUSTRIAL PARK BELTWAY PARKWAY RIGHT-OF-WAY EXTENSION, CITY OF LAREDO, 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 20TH DAY OF MAY, 2026.
DANIELA SADA PAZ - CHAIRMAN
DATE: _____

ATTTESTMENT OF PLANNING COMMISSION APPROVAL
THE CITY OF LAREDO PLANNING COMMISSION APPROVED THE PLING FOR RECORD OF THIS PLAN AT A PUBLIC MEETING HELD ON THE 20TH DAY OF MAY, 2026, THE MINUTES OF SAID MEETING REFLECT SUCH APPROVAL.
VANESSA GUERRA, AICP INTERIM DIRECTOR OF PLANNING
DATE: _____

CERTIFICATION OF COUNTY CLERK
FILED OF RECORD AT _____ O'CLOCK _____ M. ON THE _____ DAY OF _____ 2026 DEPUTY: _____ COUNTY CLERK WEBB COUNTY, TEXAS
STATE OF TEXAS, COUNTY OF WEBB:
I, MARGIE R. IBARRA, CLERK OF THE COUNTY COURT IN AND FOR THE COUNTY OF WEBB, DO HEREBY CERTIFY THAT THE FOREGOING INSTRUMENT DATED THE _____ DAY OF _____ 2026, WITH ITS CERTIFICATE OF AUTHENTICATION WAS FILED FOR RECORD IN MY OFFICE ON THE _____ DAY OF _____ 2026, AT _____ O'CLOCK _____ M. IN VOLUME _____ PAGE(S) _____ OF THE PLAT RECORDS OF SAID COUNTY.
DEPUTY _____ COUNTY CLERK WEBB COUNTY, TEXAS
DATE: _____

PRELIMINARY PLAT

NORTH WEBB INDUSTRIAL PARK
BELTWAY PARKWAY
RIGHT-OF-WAY EXTENSION

A TRACT OF LAND CONTAINING 4.72 ACRES (205,534 SF), more or less, situated in Parcel 12, Santiago Sanchez, Original Grantee, Abstract 278, City of Laredo, Webb County, Texas. Being out of a 101.23 acre tract of land, conveyed to Indra, Inc., as recorded in Volume 5204, Pages 509-521, Official Public Records of Webb County, Texas.

DRAWN BY: M.G.C.
CHECKED BY: A.O.G.
DRAWN DATE: 05/18/2026
PLOTTED DATE: 05/18/2026
JOB NO. E-360-26
FILE NAME: BELTWAY
STATUS: ACTIVE
AS-BUILT: NO
REVISED DATE: _____
SCALE: (24"X36") SHEET
HOR: 1"=100' VEB: N/A
SCALE: (11"x17") SHEET
HOR: 1"=200' VEB: N/A
SHEET 1 OF 1

HOWLAND
ENGINEERING AND SURVEYING CO.
7615 N. Ballfield Avenue P.O. Box 451128 (78243) Laredo, TX 78041
P. 956.722.4411 F. 956.722.4414
www.howlandcompanes.com