

LEGAL DESCRIPTION - 10.50 ACRE TRACT

Being a 10.50 acre tract of land partially out of the Agave Investments, LLC tract recorded in Volume 5227, Pages 41-54, 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 an exterior corner of Lago Del Valle Subdivision, Phase VII recorded in Volume 38, Pages 88-89, Plat Records, Webb County, Texas;

THENCE, over and across said Agave Investments, LLC tract, the following courses and distances:

- North 89 degrees 11 minutes 55 seconds East, 265.49 feet to a 1/2" iron rod set for the beginning of a curve to the left with a radius of 475.00 feet, for a point of curvature hereat;
- Along said curve to the left a distance of 33.56 feet (Chord bearing: North 87 degrees 10 minutes 39 seconds East, 33.55 feet) to a 1/2" iron rod set for the most northerly northeast corner hereat;
- North 00 degrees 48 minutes 05 seconds East, 377.77 feet to a 1/2" iron rod set for an exterior corner hereat;
- North 89 degrees 11 minutes 55 seconds East, 95.00 feet to a 1/2" iron rod set for a point of deflection hereat;
- North 44 degrees 17 minutes 55 seconds East, 21.21 feet to a 1/2" iron rod set for a point of deflection hereat;
- North 89 degrees 11 minutes 55 seconds East, 50.00 feet to a 1/2" iron rod set for a point of deflection hereat;
- South 45 degrees 48 minutes 05 seconds East, 21.21 feet to a 1/2" iron rod set for a point of deflection hereat;
- South 00 degrees 48 minutes 05 seconds East, 50.00 feet to a 1/2" iron rod set for an interior corner hereat;
- North 89 degrees 11 minutes 55 seconds East, 95.00 feet to a 1/2" iron rod set for an interior corner hereat;
- South 00 degrees 48 minutes 05 seconds East, 327.96 feet to a 1/2" iron rod set for an interior corner hereat;
- North 89 degrees 11 minutes 55 seconds East, 95.00 feet to a 1/2" iron rod set for a point of deflection hereat;
- North 44 degrees 17 minutes 55 seconds East, 21.21 feet to a 1/2" iron rod set for a point of deflection hereat;
- North 89 degrees 11 minutes 55 seconds East, 38.00 feet to a 1/2" iron rod set for a point of deflection hereat;
- South 00 degrees 48 minutes 05 seconds East, 160.00 feet to a 1/2" iron rod set for the most southerly southwest corner hereat;
- North 89 degrees 11 minutes 55 seconds East, 327.96 feet to a 1/2" iron rod set for the most southerly southwest corner hereat;
- North 13 degrees 23 minutes 56 seconds West, 240.28 feet to a 1/2" iron rod set for the beginning of a curve to the right with a radius of 480.00 feet, for a point of curvature hereat;
- Along said curve to the right a distance of 108.93 feet (Chord bearing: North 07 degrees 17 minutes 01 seconds West, 108.71 feet) to a 1/2" iron rod set for a point of tangency hereat;
- North 00 degrees 48 minutes 05 seconds West, 113.00 feet to a 1/2" iron rod found at the most southerly southeast corner of said Lago Del Valle Subdivision, Phase VII for an exterior corner hereat;

THENCE, with the easterly line of said Lago Del Valle Subdivision, Phase VII, the following courses and distances:

- North 44 degrees 17 minutes 55 seconds East, 21.21 feet to a 1/2" iron rod set for an interior corner hereat;
- North 00 degrees 48 minutes 05 seconds West, 50.00 feet to a 1/2" iron rod found for an interior corner hereat;
- North 45 degrees 48 minutes 05 seconds West, 21.21 feet to a 1/2" iron rod set for an exterior corner hereat;
- North 00 degrees 48 minutes 05 seconds West, 340.81 feet to a 1/2" iron rod found for an exterior corner hereat;
- North 43 degrees 05 minutes 22 seconds East, 28.83 feet to a 1/2" POINT OF BEGINNING and containing 10.50 acre of land, more or less.

LEGAL DESCRIPTION - 40' OFFSITE DRAINAGE EASEMENT

Being a 0.11 acre tract of land out of the Agave Investments, LLC tract recorded in Volume 5227, Pages 41-54, Official Public Records, Webb County, Texas, and being more particularly described by metes and bounds as follows to wit:

COMMENCING 1/2" iron rod found at an exterior corner of Lago Del Valle Subdivision, Phase VII recorded in Volume 38, Pages 88-89, Plat Records, Webb County, Texas;

THENCE, over and across Agave Investments, LLC tract, South 03 degrees 53 minutes 32 seconds East, 915.87 feet to a 1/2" iron rod set for the **POINT OF BEGINNING** and exterior corner hereat;

- North 89 degrees 11 minutes 55 seconds East, 41.01 feet to a 1/2" iron rod set for an exterior corner hereat;
- North 13 degrees 23 minutes 56 seconds East, 117.04 feet to a 1/2" iron rod set for an exterior corner hereat;
- North 70 degrees 28 minutes 54 seconds West, 40.00 feet to a 1/2" iron rod set for an exterior corner hereat;
- North 13 degrees 23 minutes 56 seconds West, 126.10 feet, to the **POINT OF BEGINNING** and containing 0.11 acres of land, more or less.

LEGAL DESCRIPTION - 15' OFFSITE UTILITY AND ACCESS EASEMENT

Being a 0.22 acre tract of land partially out of the Agave Investments, LLC tract recorded in Volume 5227, Pages 41-54, Official Public Records, Webb County, Texas, and the EG Ranch Holdings, LLC tract recorded in Volume 2654, Page 238, Official Public Records, Webb County, Texas and being more particularly described by metes and bounds as follows to wit:

COMMENCING 1/2" iron rod found at an exterior corner of Lago Del Valle Subdivision, Phase VII recorded in Volume 38, Pages 88-89, Plat Records, Webb County, Texas;

THENCE, over and across Agave Investments, LLC tract, South 84 degrees 27 minutes 17 seconds East, 134.73 feet to a 1/2" iron rod set for the **POINT OF BEGINNING** and exterior corner hereat;

THENCE, over and across said Agave Investments, LLC tract, and EG Ranch Holdings, LLC tract, the following courses and distances:

- North 89 degrees 11 minutes 55 seconds East, 150.18 feet to a point of deflection;
- North 34 degrees 55 minutes 56 seconds East, 100.55 feet to a point of deflection;
- North 42 degrees 31 minutes 46 seconds West, 113.56 feet to a point of deflection;
- North 50 degrees 34 minutes 26 seconds East, 57.52 feet to a point of deflection;
- North 39 degrees 25 minutes 34 seconds East, 15.00 feet to a point of deflection;
- South 45 degrees 34 minutes 26 seconds East, 58.58 feet to a point of deflection;
- South 42 degrees 31 minutes 46 seconds West, 126.65 feet to a point of deflection;
- South 34 degrees 55 minutes 56 seconds West, 116.62 feet to a point of deflection;
- South 00 degrees 48 minutes 05 seconds East, 200.96 feet to a point of deflection;
- South 89 degrees 11 minutes 55 seconds West, 15.00 feet to a point of deflection;
- North 00 degrees 48 minutes 05 seconds West, 198.00 feet to a point of deflection;
- South 89 degrees 11 minutes 55 seconds West, 148.00 feet to a point of deflection;
- North 00 degrees 48 minutes 05 seconds East, 15.00 feet to the **POINT OF BEGINNING** and containing 0.22 acres of land, more or less.

LEGAL DESCRIPTION - 20' TEMPORARY EMERGENCY ACCESS EASEMENT

Being a 0.26 acre tract of land out of the Agave Investments, LLC tract recorded in Volume 5227, Pages 41-54, Official Public Records, Webb County, Texas, and being more particularly described by metes and bounds as follows to wit:

COMMENCING 1/2" iron rod found at an exterior corner of Lago Del Valle Subdivision, Phase VII recorded in Volume 38, Pages 88-89, Plat Records, Webb County, Texas;

THENCE, over and across Agave Investments, LLC tract, South 62 degrees 12 minutes 07 seconds East, 347.73 feet to a 1/2" iron rod set for the **POINT OF BEGINNING** and exterior corner hereat;

THENCE, over and across said Agave Investments, LLC tract, the following courses and distances:

- North 89 degrees 11 minutes 55 seconds East, 14.00 feet to the beginning of a curve concave northeasterly, said curve has a radius of 28.00 feet;
- Northeasterly along said curve through a central angle of 90°00'00" an arc distance of 43.98 feet to a point of tangency;
- North 00 degrees 48 minutes 05 seconds West, 127.89 feet to the beginning of a curve concave southeasterly, said curve has a radius of 28.00 feet;
- Northeasterly along said curve through a central angle of 90°00'00" an arc distance of 43.98 feet to a point of tangency;
- North 00 degrees 48 minutes 05 seconds West, 20.00 feet to a point of deflection;
- North 00 degrees 48 minutes 05 seconds West, 20.00 feet to a point of deflection;
- North 89 degrees 11 minutes 55 seconds East, 31.422 feet to the beginning of a curve concave southeasterly, said curve has a radius of 48.00 feet;
- Southeasterly along said curve through a central angle of 90°00'00" an arc distance of 117.49 feet to a point of tangency;
- North 00 degrees 48 minutes 05 seconds East, 127.89 feet to the beginning of a curve concave northeasterly, said curve has a radius of 48.00 feet;
- Southeasterly along said curve through a central angle of 90°00'00" an arc distance of 73.40 feet to a point of tangency;
- South 89 degrees 11 minutes 55 seconds West, 44.00 feet to a point of deflection;
- North 00 degrees 48 minutes 05 seconds West, 26.00 feet to the **POINT OF BEGINNING** and containing 0.26 acres of land, more or less.

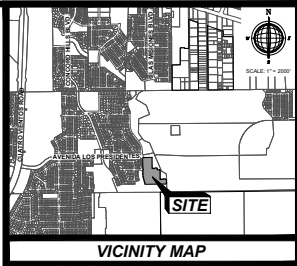
LOT SUMMARY

Block 1			
Lot #	Area (SF)	Lot #	Area (SF)
1	25,944.17	17	9,514.28
2	5,927.50	8	6,033.28
3	5,040.00	9	4,720.02
4	5,040.00	10	4,560.39
5	4,943.28	11	4,572.80
6	5,703.74		

Block 2			
Lot #	Area (SF)	Lot #	Area (SF)
1	5,057.50	3	4,620.00
2	4,620.00	4	5,057.20

Block 3			
Lot #	Area (SF)	Lot #	Area (SF)
1	19,701.35	14	4,620.00
2	5,527.50	15	4,620.00
3	5,040.00	16	4,620.00
4	5,039.99	17	4,620.00
5	5,057.57	18	4,620.00
6	4,824.93	19	4,620.00
7	4,866.74	20	4,620.00
8	4,761.77	21	4,620.00
9	6,126.26	22	4,620.00
10	6,102.89	23	4,620.00
11	4,775.02	24	4,620.00
12	4,523.28	25	4,620.00
13	4,620.00		

Block 4			
Lot #	Area (SF)	Lot #	Area (SF)
1	5,459.25	12	4,950.00
2	4,817.74	13	4,950.00
3	8,057.74	14	4,950.00
4	6,370.88	15	5,387.50
5	6,370.88	16	4,950.00
6	6,057.74	17	4,950.00
7	4,817.74	18	4,950.00
8	5,459.25	19	4,950.00
9	5,712.72	20	4,950.00
10	4,950.00	21	4,950.00
11	4,950.00		



NOTES

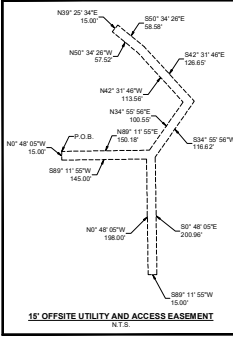
- Driveways, sidewalks, and trees will be installed at the time of issuance of building permits in accordance with the City of Laredo Land Development Code.
- All curb cuts shall comply with the transportation element of the City of Laredo Comprehensive Plan.
- No garage or carport which receives access from side yard on any corner lot shall be located less than twenty (20) feet from property line.
- GPS coordinate for Point of Beginning is N: 17063653.18 E: 682440.49
- 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 24.77.1 of the City of Laredo Land Development Code.
- Lot 1, Block 1 and Lot 1, Block 3 are unbuildable lots, are to be used as drainage easements, and will be maintained by Webb County Drainage District No. 1.
- Erosion, sediment, and stormwater controls are required for all lot construction, including single-family, duplex, multifamily, and commercial projects, during the building permit process. The lot owner or builder is responsible for installing and maintaining best management practices (BMPs), all fence, tree protection, and temporary erosion controls as part of the building permit process, prior to starting any site work. Where required by law, a storm water pollution prevention plan (SWPP) must also be prepared and implemented for the building permit activities. All controls must remain in place until the site is stabilized and permanent vegetation is established.
- The 20' wide temporary emergency access easement shall remain until a second access is constructed.

LINE DATA TABLE

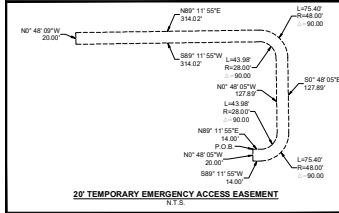
LINE#	LENGTH	BEARING
L1	21.21'	N 44°11'55" E
L2	21.21'	S 45°48'05" E
L3	21.21'	N 44°11'55" E
L4	21.21'	S 45°48'05" E
L5	21.21'	N 44°11'55" E
L6	50.00'	N 00°48'05" W
L7	21.21'	N 45°48'05" W
L8	28.83'	N 43°05'22" E
L9	21.21'	N 44°11'55" E
L10	21.21'	S 45°48'05" E
L11	21.21'	S 45°48'05" E
L12	21.21'	N 44°11'55" E
L13	21.21'	S 45°48'05" E
L14	21.21'	N 44°11'55" E
L15	21.21'	N 44°11'55" E
L16	21.21'	S 45°48'05" E
L17	5.25'	S 89°11'55" W
L18	8.47'	N 89°11'55" E
L19	20.00'	S 02°39'28" E
L20	20.00'	N 59°29'27" E
L21	20.00'	N 24°34'32" E

CURVE DATA TABLE

CURVE#	RADIUS	ANGLE	TANGENT	CHORD LENGTH	CHORD DISTANCE	CHORD DIRECTION
C1	475.00'	04°02'51"	16.78'	33.56'	33.55'	N 87°10'39" E
C2	480.00'	12°45'11"	53.69'	106.93'	106.71'	N 87°10'11" W
C3	515.00'	03°43'58"	16.78'	33.55'	33.55'	N 87°19'56" E
C4	440.00'	35°37'01"	1.47'	2.94'	2.94'	N 00°39'35" W
C5	440.00'	05°28'46"	21.08'	42.09'	42.09'	N 06°05'27" W
C6	440.00'	05°32'02"	21.27'	42.50'	42.48'	N 04°29'51" W
C7	440.00'	01°22'04"	5.25'	10.50'	10.50'	N 12°52'54" W
C8	50.00'	47°29'44"	21.98'	41.39'	40.22'	N 69°58'34" W
C9	50.00'	34°54'55"	15.72'	30.47'	30.00'	S 69°07'08" W
C10	50.00'	34°54'55"	15.72'	30.47'	30.00'	S 34°58'11" W
C11	50.00'	41°53'11"	19.14'	36.56'	35.75'	S 03°26'01" E
C12	50.00'	21°59'41"	9.72'	19.19'	19.08'	S 35°23'39" E
C13	50.00'	05°50'45"	2.55'	5.10'	5.10'	S 01°50'25" W
C14	50.00'	69°28'08"	34.64'	60.59'	56.95'	S 04°12'29" W
C15	50.00'	34°54'55"	15.72'	30.47'	30.00'	S 47°58'01" E
C16	50.00'	48°57'18"	22.78'	42.72'	41.43'	S 69°54'00" E
C17	50.00'	05°50'45"	2.55'	5.10'	5.10'	S 01°50'25" W
C18	50.00'	33°50'28"	15.21'	29.53'	29.10'	S 42°16'42" W
C19	50.00'	46°19'44"	21.39'	40.43'	39.34'	S 02°11'37" W
C20	50.00'	34°54'55"	15.72'	30.47'	30.00'	S 38°25'43" E
C21	50.00'	34°54'55"	15.72'	30.47'	30.00'	S 73°28'28" E
C22	50.00'	34°54'55"	15.72'	30.47'	30.00'	N 01°14'28" E
C23	50.00'	34°54'55"	15.72'	30.47'	30.00'	N 38°49'33" E
C24	50.00'	46°19'44"	21.39'	40.43'	39.34'	N 03°47'47" W
C25	50.00'	33°50'28"	15.21'	29.53'	29.10'	N 43°52'52" W



15' OFFSITE UTILITY AND ACCESS EASEMENT



20' TEMPORARY EMERGENCY ACCESS EASEMENT

SUMMARY TABLE

SUBDIVISION SUMMARY	10.50 ACRES
99 SINGLE FAMILY LOTS	
2 UNBUILDABLE LOTS	
4 BLOCKS	

LEGEND

- 1/2" I.R. FOUND
- 1/2" I.R. SET

BASIS OF BEARINGS

TEXAS STATE PLANE SOUTH ZONE - 4205 NAD83

RECOMMENDED MINIMUM FINISHED FLOOR ELEVATIONS

BLOCK	LOT	FF ELEVATION
1	2	494.02
1	3	494.20
1	4	493.83
1	5	494.28
1	6	494.45
1	7	494.02
1	8	494.39
1	9	494.71
1	10	494.30
1	11	493.88
2	1	494.77
3	2	493.80
3	3	494.80
3	4	495.72
3	5	495.16
3	6	496.89
3	7	497.58
3	8	496.34
3	9	496.25
3	10	500.45
4	9	495.24

SURVYOR:
JJ RUIZ LAND SURVEYING
 JULIAN JAVIER RUIZ, R.P.I.S.
 312 W. JONQUIL AVE.
 McALLEN, TX 78501
 956-568-4470

Final Plat
 June 18, 2025

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

OWNER:
 Agave Investments, LLC
 5904 West Drive, Suite 12
 Laredo, TX 78041
 (956) 724-8469

Lago Del Valle Subdivision Phase XI
P1

CERTIFICATE OF OWNER

STATE OF TEXAS
COUNTY OF WEBB

I, AGAVE INVESTMENTS, LLC, the undersigned Owner of the land shown on this PLAT, and designated herein as PLAT OF LAGO DEL VALLE SUBDIVISION, PHASE XI, in the City of Laredo, County of Webb, Texas, and whose name is subscribed hereto, hereby dedicate the use of the public forever street, drains, easements, and public places thereon shown for the purpose and consideration therein expressed.

GERARDO G. S. SALINAS
MANAGING MEMBER

DATE

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. WITNESS MY HAND AND SEAL OF OFFICE THIS ____ DAY OF _____, 20__.

NOTARY

CERTIFICATE OF LIEN HOLDER

This subdivision map is hereby approved and adopted by the undersigned Lien Holder this ____ day of _____, 20__.

BY: _____
TITLE: _____

_____, as an act and deed of PLAT OF LAGO DEL VALLE SUBDIVISION, PHASE XI.

STATE OF TEXAS
COUNTY OF WEBB

Before me, the undersigned authority 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 purpose and consideration therein expressed and in the capacity 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. 5304

DATE

PLAT APPROVAL - CITY ENGINEER

I have reviewed this PLAT and accompanying drawings identified as PLAT OF LAGO DEL VALLE SUBDIVISION, PHASE XI, prepared by ALFREDO MARTINEZ, Licensed Professional Engineer No. 123303, and dated the 18th day of June 2025, 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 LAGO DEL VALLE SUBDIVISION, PHASE XI 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
Chairwoman

DATE

ATTESTMENT OF PLANNING COMMISSION

The City of Laredo Planning Commission approved the filing for record of this PLAT OF LAGO DEL VALLE SUBDIVISION, PHASE XI, at a public meeting held on the ____ day of _____. The 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
WEBB COUNTY, TEXAS

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.I.S.
312 W. JONQUIL AVE.
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Final Plat

June 18, 2025

ENGINEER:
 **CRANE ENGINEERING CORP.**
1310 JUNCTION DRIVE SUITE B
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FIRM REGISTRATION NO. F-33353

OWNER: *Agave Investments, LLC*
5904 West Drive, Suite 12
Laredo, TX 78041
(956) 724-8469

Lago Del Valle Subdivision
Phase XI

P2