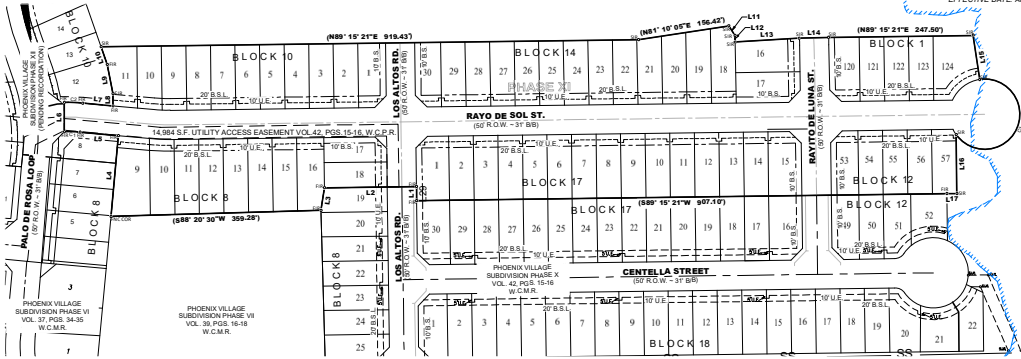


- PLAT NOTES:**
1. THIS PLAT DOES NOT ATTEMPT TO ALTER, AMEND, OR REMOVE ANY COVENANTS OR RESTRICTIONS.
 2. SIDEWALKS, DRIVEWAY AND TREES WILL BE INSTALLED AT THE TIME OF ISSUANCE OF BUILDING PERMIT IN ACCORDANCE TO THE LAREDO LAND DEVELOPMENT CODE.
 3. ALL CURB CUTS SHALL COMPLY WITH THE TRANSPORTATION ELEMENT OF THE CITY OF LAREDO COMPREHENSIVE PLAN.
 4. THIS AREA IS PARTIALLY IN A FLOOD ZONE ACCORDING TO FEMA MAP NUMBER - 48479C1385C (EFFECTIVE DATE: APRIL 2, 2008)

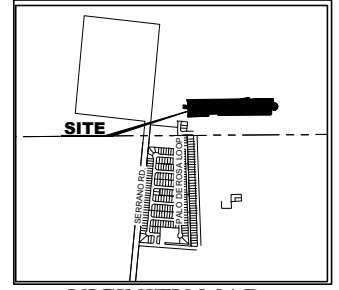
AFW INVESTMENTS II LTD
VOL. 212, PGS. 968-984
O.P.W.C.M.R.



SCALE: 1" = 100'



Line Table			Curve Table				
Line #	Length	Direction	Curve #	Length	Radius	Chd. Direction	Chd. L.
L1	24.00'	N00° 44' 39"W	C1	28.95'	275.00'	N87° 35' 30"W	26.93'
L2	157.55'	S89° 15' 21"W	C2	31.47'	325.00'	S87° 33' 08"E	31.39'
L3	39.14'	S08° 51' 35"W	C3	254.50'	60.00'	S23° 09' 57"W	102.30'
L4	138.64'	N05° 12' 58"E					
L5	65.70'	N84° 47' 04"W					
L6	50.00'	N00° 06' 43"E					
L7	62.00'	S84° 47' 04"E					
L8	21.24'	N00° 45' 21"W					
L9	50.50'	N10° 56' 10"W					
L10	32.14'	N19° 13' 19"W					
L11	19.78'	S32° 19' 23"E					
L12	11.23'	S01° 01' 17"E					
L13	109.87'	N88° 28' 29"E					
L14	50.03'	N88° 32' 48"E					
L15	76.21'	N88° 23' 41"E					
L16	100.96'	S00° 44' 39"E					
L17	17.15'	S89° 15' 21"W					



PLAT OF:
PHOENIX VILLAGE SUBDIVISION PHASE XI
CITY OF LAREDO, WEBB COUNTY, TEXAS

LEGEND	
---	EXISTING
---	PROPOSED
---	PLANNING COMMISSION APPROVAL
---	PLANNING AND ZONING CHAIR
---	CITY ENGINEER
---	COUNTY CLERK
---	DEPUTY COUNTY CLERK
---	OWNER
---	PLANNING COMMISSION
---	PLANNING AND ZONING CHAIR
---	CITY ENGINEER
---	COUNTY CLERK
---	DEPUTY COUNTY CLERK
---	OWNER

CERTIFICATE OF OWNER:
STATE OF TEXAS:
COUNTY OF WEBB:

I, **PATRICK T. FARRELL, MANAGER FOR AFW INVESTMENTS LTD.**, THE UNDERSIGNED OWNER OF THE LAND SHOWN ON THIS PLAT, AND DESIGNATED HEREIN AS PHOENIX VILLAGE SUBDIVISION PHASE XI 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 DRAINS, EASEMENTS AND PUBLIC PLACES THEREON SHOWN FOR THE PURPOSE AND CONSIDERATION THEREIN EXPRESSED.

PATRICK T. FARRELL, MANAGER DATE _____
FOR AFW INVESTMENTS, LTD.

STATE OF TEXAS:
COUNTY OF WEBB:

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED **PATRICK T. FARRELL, MANAGER FOR AFW INVESTMENTS LTD.**, 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 _____, 2024.

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

CERTIFICATE OF ENGINEER

STATE OF TEXAS:
WEBB COUNTY:
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 PLANNING COMMISSION OF THE CITY.

ARMANDO GUERRA DATE _____
P.E. No. 104982

CERTIFICATE OF SURVEYOR

STATE OF TEXAS:
COUNTY OF WEBB:
I, **EDUARDO J. GUTIERREZ**, REGISTERED PROFESSIONAL LAND SURVEYOR DO HEREBY STATE THAT THIS PLAT CORRECTLY REPRESENTS THE RESULTS OF A SURVEY MADE ON THE GROUND UNDER MY SUPERVISION AND DIRECTION.

EDUARDO J. GUTIERREZ DATE _____
R.P.L.S. NO. 5839

PLAT-APPROVAL CITY ENGINEER
I HAVE REVIEWED THIS PLAT AND ACCOMPANYING CONSTRUCTION DRAWINGS IDENTIFIED AS PHOENIX VILLAGE SUBDIVISION PHASE XI, PREPARED BY **ARMANDO GUERRA**, LICENSED PROFESSIONAL ENGINEER No. 104982, AND DATED THE _____ DAY OF _____ WITH THE LAST REVISED DATE ON _____ AND HAVE FOUND THEM IN COMPLIANCE WITH THE SUBDIVISION ORDINANCE OF THE CITY OF LAREDO, TEXAS.

ELIUD DE LOS SANTOS, P.E. DATE _____
CITY ENGINEER

PLANNING COMMISSION APPROVAL

THIS PLAT PHOENIX VILLAGE 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 _____ THE DAY OF _____.

DANIELLA SADA PAZ DATE _____
PLANNING AND ZONING CHAIR

ATTTESTMENT 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 _____, THE MINUTES OF SAID MEETING REFLECT SUCH APPROVAL.

VANESSA GUERRA, AICP DATE _____
INTERIM PLANNING DIRECTOR

CERTIFICATION OF COUNTY CLERK
FILED OF RECORD AT _____ O'CLOCK _____ M. ON THE _____ DAY OF _____, 2024 DEPUTY.

COUNTY CLERK
WEBB COUNTY, TEXAS

STATE OF TEXAS:
WEBB COUNTY:

I, **MARGIE R. IBARRA**, CLERK OF THE COUNTY COURT IN AND FOR THE WEBB COUNTY, DO HEREBY CERTIFY THAT THE FOREGOING INSTRUMENT DATED THE _____ DAY OF _____, 2024, WITH ITS CERTIFICATE OF AUTHENTICATION WAS FILED FOR RECORD IN MY OFFICE ON THE _____ DAY OF _____, 2024, AT _____ O'CLOCK _____ M. IN VOLUME _____ PAGE(S) OF THE PLAT RECORDS OF SAID COUNTY.

DEPUTY COUNTY CLERK DATE _____
WEBB COUNTY, TEXAS

LEGAL DESCRIPTION
A TRACT OF LAND CONTAINING 9.45 ACRES, MORE OR LESS, BEING OUT OF THAT CERTAIN 195.78 ACRES TRACT OF LAND CONVEYED TO AFW INVESTMENTS II LTD., RECORDED IN VOLUME 212, PAGE 984, OFFICIAL PUBLIC RECORDS WEBB COUNTY TEXAS, SITUATED IN PORCION 31, ABSTRACT 3116, JOSE THELMO ORIGINAL GRANTEE CITY OF LAREDO, WEBB COUNTY TEXAS AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS TO WIT:
BEGINNING AT A FOUND 1/2" IRON ROD ON THE NORTHEAST CORNER OF LOT 52, BLOCK 32, PHOENIX VILLAGE SUBDIVISION PHASE X, RECORDED IN VOLUME 42, PGS. 15-16, MAP RECORDS WEBB COUNTY, TEXAS, A NORTHEAST CORNER AND POINT OF BEGINNING HEREOF;

THENCE, ALONG THE NORTHERLY BOUNDARY LINE OF SAID PHOENIX VILLAGE PHASE X, THE FOLLOWING CALLS:
588° 15' 21"W A DISTANCE OF 907.10 FEET (PLAT CALLED: N88° 47' 24"E A DISTANCE OF 907.10 FEET) TO A FOUND 1" IRON ROD, AN INTERIOR CORNER HEREOF;
N00° 44' 39"W A DISTANCE OF 24.00 FEET (PLAT CALLED: N88° 47' 24"E A DISTANCE OF 24.00 FEET) TO A FOUND 1/2" IRON ROD, AN INTERIOR CORNER HEREOF;
589° 15' 21"W A DISTANCE OF 157.55 FEET (PLAT CALLED: N88° 47' 24"E A DISTANCE OF 157.55 FEET) TO A FOUND 1/2" IRON ROD, AN INTERIOR CORNER HEREOF;
508° 51' 35"W A DISTANCE OF 39.14 FEET (PLAT CALLED: N87° 23' 38"E A DISTANCE OF 39.14 FEET) TO A FOUND 1/2" IRON ROD ON THE NORTHEAST CORNER OF LOT 30, BLOCK 8, PHOENIX VILLAGE SUBDIVISION PHASE VII, RECORDED IN VOLUME 39, PAGES 14-18, MAP RECORDS WEBB COUNTY, TEXAS, A SOUTHERLY CORNER HEREOF;

THENCE, 588° 20' 30"W A DISTANCE OF 359.28 FEET (PLAT CALLED: N87° 52' 30"E A DISTANCE OF 359.28 FEET) ALONG THE NORTHERLY BOUNDARY LINE OF SAID PHOENIX VILLAGE PHASE VI, TO A FOUND 1/2" IRON ROD, AN INTERIOR CORNER HEREOF;
THENCE, N05° 12' 58"E A DISTANCE OF 138.64 FEET ALONG THE EASTERLY BOUNDARY LINE OF SAID PHOENIX VILLAGE PHASE VI, AND CONTINUING THE EASTERLY BOUNDARY LINE OF PHOENIX VILLAGE SUBDIVISION PHASE XI (PENDING RECORDED), TO A FOUND 1/2" IRON ROD, AN INTERIOR CORNER HEREOF;

THENCE, ALONG THE EASTERLY BOUNDARY LINE OF SAID PHOENIX VILLAGE SUBDIVISION PHASE XI THE FOLLOWING CALLS:
N84° 47' 04"W A DISTANCE OF 65.70 FEET TO A SET 1/2" IRON ROD W/ BLUE PLASTIC CAP LABELED "PCE 100097-00", TO A POINT OF CURVATURE HEREOF;
ALONG A TANGENT CURVE TO THE LEFT HAVING A RADIUS OF 275.00 FEET, AN ARC LENGTH OF 26.93 FEET, AND A CHORD BEARING N87° 33' 30"W A DISTANCE OF 26.93 FEET, TO A SET 1/2" IRON ROD W/ BLUE PLASTIC CAP LABELED "PCE 100097-00", AN INTERIOR CORNER HEREOF;

N00° 08' 43"E A DISTANCE OF 50.50 FEET TO A SET 1/2" IRON ROD W/ BLUE PLASTIC CAP LABELED "PCE 100097-00", A WESTERLY CORNER HEREOF;
ALONG A TANGENT CURVE TO THE RIGHT HAVING A RADIUS OF 325.00 FEET, AN ARC LENGTH OF 21.40 FEET, AND A CHORD BEARING S87° 33' 08"W A DISTANCE OF 31.39 FEET, TO A SET 1/2" IRON ROD W/ BLUE PLASTIC CAP LABELED "PCE 100097-00", A POINT OF TANGENCY HEREOF;

THENCE, OVER AND ACROSS, AFOREMENTIONED 195.78 ACRES TRACT THE FOLLOWING CALLS:
584° 47' 04"E A DISTANCE OF 52.05 FEET TO A SET 1/2" IRON ROD W/ BLUE PLASTIC CAP LABELED "PCE 100097-00", A WESTERLY CORNER HEREOF;
N00° 45' 21"W A DISTANCE OF 21.24 FEET TO A SET 1/2" IRON ROD W/ BLUE PLASTIC CAP LABELED "PCE 100097-00", A WESTERLY CORNER HEREOF;
N19° 13' 19"W A DISTANCE OF 32.14 FEET TO A SET 1/2" IRON ROD W/ BLUE PLASTIC CAP LABELED "PCE 100097-00", A WESTERLY CORNER HEREOF;

THENCE, OVER AND ACROSS, AFOREMENTIONED 195.78 ACRES TRACT THE FOLLOWING CALLS:
N03° 56' 10"W A DISTANCE OF 50.50 FEET TO A SET 1/2" IRON ROD W/ BLUE PLASTIC CAP LABELED "PCE 100097-00", A WESTERLY CORNER HEREOF;
S32° 19' 23"E A DISTANCE OF 15.78 FEET TO A SET 1/2" IRON ROD W/ BLUE PLASTIC CAP LABELED "PCE 100097-00", A DEFLECTION TO THE RIGHT HEREOF;
S01° 01' 17"E A DISTANCE OF 11.23 FEET TO A SET 1/2" IRON ROD W/ BLUE PLASTIC CAP LABELED "PCE 100097-00", A DEFLECTION TO THE RIGHT HEREOF;

THENCE, OVER AND ACROSS, AFOREMENTIONED 195.78 ACRES TRACT THE FOLLOWING CALLS:
N88° 32' 48"E A DISTANCE OF 50.03 FEET TO A SET 1/2" IRON ROD W/ BLUE PLASTIC CAP LABELED "PCE 100097-00", A DEFLECTION TO THE RIGHT HEREOF;
N89° 15' 21"E A DISTANCE OF 247.50 FEET TO A SET 1/2" IRON ROD W/ BLUE PLASTIC CAP LABELED "PCE 100097-00", A NORTHEASTERLY CORNER HEREOF;
S08° 25' 43"E A DISTANCE OF 76.21 FEET TO A SET 1/2" IRON ROD W/ BLUE PLASTIC CAP LABELED "PCE 100097-00", AN INTERIOR CORNER HEREOF;
ALONG A NON-TANGENT CURVE TO THE RIGHT HAVING A RADIUS OF 800.00 FEET, AN ARC LENGTH OF 254.50 FEET, AND A CHORD BEARING S21° 09' 57"W A DISTANCE OF 402.30 FEET, TO A SET 1/2" IRON ROD W/ BLUE PLASTIC CAP LABELED "PCE 100097-00", AN INTERIOR CORNER HEREOF;

THENCE, OVER AND ACROSS, AFOREMENTIONED 195.78 ACRES TRACT THE FOLLOWING CALLS:
S00° 44' 39"E A DISTANCE OF 100.95 FEET TO A SET 1/2" IRON ROD W/ BLUE PLASTIC CAP LABELED "PCE 100097-00", A SOUTHEASTERLY CORNER HEREOF;
S08° 15' 21"W A DISTANCE OF 37.13 FEET TO THE POINT OF BEGINNING, AND CONTAINING 9.45 ACRES, MORE OR LESS.

PHOENIX VILLAGE SUBDIVISION PHASE XI

VICINITY MAP
SCALE: 1" = 200'

PREMIER
PROFESSIONAL SURVEYING & MAPPING
1400 W. UNIVERSITY BLVD., SUITE 119
LAREDO, TEXAS 77901
PHONE: (361) 717-1199 FAX: (361) 717-1194
WWW.PREMIER-SURVEYING.COM

AFW INVESTMENTS LTD.
PATRICK FARRELL, MANAGER
7720 BOB BULLOCK LOOP
LAREDO, TEXAS 77904

PLAT OF PHOENIX VILLAGE SUBDIVISION PHASE XI

OWNER
DRAWN BY: K.G.
CHECKED BY: A.G.
APPROVED BY: A.G.
DATE: 3-31-28
REVISION DATE:
SCALE 11 X 17: -
SCALE 24 X 36: 1:100
PROJECT #: 21524-25
FILE NAME: Phoenix Plat 1

1 1