

LEGAL DESCRIPTION - 10.39 ACRE TRACT

Being a 10.39 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 interior corner of Lago Del Valle Subdivision, Phase VII recorded in Volume 38, Pages 68-89, Plat Records, Webb County, Texas, for the beginning of a curve to the left with a radius of 1550.00 feet, for a point of curvature hereof;

THENCE, the following courses and distances:

Along said curve to the left a distance of 260.49 feet (Chord bearing: North 81 degrees 47 minutes 46 seconds East, 260.19 feet) to a 1/2" iron rod set for the most northerly northeast corner hereof;

South 00 degrees 48 minutes 05 seconds East, 161.19 feet to a 1/2" iron rod set for an interior corner hereof;

North 89 degrees 11 minutes 55 seconds East, 41.00 feet to a 1/2" iron rod set for an interior corner hereof;

South 00 degrees 48 minutes 05 seconds East, 228.00 feet to a 1/2" iron rod set for an interior corner hereof;

North 89 degrees 11 minutes 55 seconds East, 160.00 feet to a 1/2" iron rod set for an interior corner hereof;

South 00 degrees 48 minutes 05 seconds East, 56.00 feet to a 1/2" iron rod set for an interior corner hereof;

North 89 degrees 11 minutes 55 seconds East, 54.23 feet to a 1/2" iron rod set for the beginning of a curve to the left with a radius of 425.69 feet, for a point of curvature hereof;

Along said curve to the left a distance of 35.81 feet (Chord bearing: North 86 degrees 47 minutes 04 seconds East, 35.80 feet) to a 1/2" iron rod set for the most northerly northeast corner hereof;

South 00 degrees 48 minutes 05 seconds East, 329.46 feet to a 1/2" iron rod set for an interior corner hereof;

North 89 degrees 11 minutes 55 seconds East, 213.00 feet to a 1/2" iron rod set for the most southerly southwest corner hereof;

South 00 degrees 48 minutes 05 seconds East, 160.00 feet to a 1/2" iron rod set for the most southerly southwest corner hereof;

North 89 degrees 11 minutes 55 seconds West, 733.63 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 hereof;

North 13 degrees 23 minutes 56 seconds West, 260.29 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 tangency;

Along said curve to the right a distance of 106.93 feet (Chord bearing: North 07 degrees 11 minutes 07 seconds West, 106.71 feet) to a 1/2" iron rod set for a point of tangency;

North 00 degrees 00 minutes 00 seconds West, 113.00 feet to a 1/2" iron rod set at the most southerly southwest corner of said Lago Del Valle Subdivision, Phase VII for an exterior corner hereof;

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

North 44 degrees 11 minutes 55 seconds East, 21.21 feet to a 1/2" iron rod found for an interior corner hereof;

North 00 degrees 48 minutes 05 seconds West, 55.00' to a 1/2" iron rod found for an interior corner hereof;

North 45 degrees 48 minutes 05 seconds West, 21.21 feet to a 1/2" iron rod found for an exterior corner hereof;

North 00 degrees 48 minutes 05 seconds West, 340.81 feet to a 1/2" iron rod found for an exterior corner hereof;

THENCE, North 43 degrees 05 minutes 22 seconds East, 28.83 feet, to the POINT OF BEGINNING and containing 10.39 acres of land, more or less.

CURVE DATA TABLE

CURVE#	RADIUS	ANGLE	TANGENT	CURVE LENGTH	CHORD LENGTH	CHORD BEARING
C1	1550.00'	00°37'44"	130.50'	260.49'	260.19'	N 81°47'46" E
C2	425.69'	04°49'42"	17.92'	35.81'	35.80'	N 86°47'04" E
C3	480.00'	12°43'51"	53.69'	106.93'	106.71'	N 07°11'07" W

LINE DATA TABLE

LINE#	LENGTH	BEARING
L1	21.21'	N 44°11'55" E
L2	55.00'	N 00°48'05" W
L3	21.21'	N 45°48'05" W
L4	28.83'	N 43°05'22" E

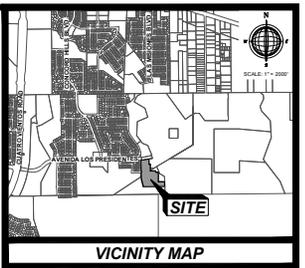
LOT SUMMARY

Block 1			
Lot #	Area (SF)	Lot #	Area (SF)
1	20,756.76	8	5,703.74
2	5,440.00	7	9,929.56
3	5,040.00	8	7,633.74
4	5,040.00	9	7,212.67
5	4,943.28	10	7,465.81

Block 2			
Lot #	Area (SF)	Lot #	Area (SF)
1	4,970.00	3	4,620.00
2	4,620.00	4	4,970.00

Block 3			
Lot #	Area (SF)	Lot #	Area (SF)
1	19,701.35	14	4,620.00
2	5,440.00	15	4,620.00
3	5,040.00	16	4,620.00
4	5,039.99	17	4,620.00
5	5,005.57	18	4,620.00
6	4,824.03	19	4,620.00
7	4,896.74	20	4,620.00
8	4,761.77	21	4,620.00
9	6,126.26	22	4,620.00
10	6,102.99	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	5,389.72	12	4,950.00
2	4,817.74	13	4,950.00
3	5,057.74	14	4,950.00
4	6,370.88	15	5,300.00
5	6,370.88	16	4,950.00
6	6,027.74	17	4,950.00
7	4,817.74	18	4,950.00
8	5,371.75	19	4,950.00
9	5,025.22	20	4,950.00
10	4,950.00	21	4,950.00



VICINITY MAP

- NOTES**
1. 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.
 2. All curb cuts shall comply with the transportation element of the City of Laredo Comprehensive Plan.
 3. 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.
 4. GPS coordinate for Point of Beginning is: N: 1706365.18 E: 60440.49
 5. The setback lines indicate 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 24.771 of the City of Laredo Land Development Code.
 6. Lot 1 (Block 1 and Lot 8 (Block 3) are unbuildable lots, see to be used as drainage easements, and will be maintained by Webb County Drainage District No. 1.

SUMMARY TABLE

SUBDIVISION SUMMARY
10.39 ACRES
58 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

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, streets, 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 consideration therein stated. WITNESS MY HAND AND SEAL OF OFFICE THIS ____ DAY OF _____, 20__.

NOTARY

CERTIFICATE OF LIEN HOLDER

STATE OF TEXAS
COUNTY OF WEBB

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.

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. 129303

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 REPLAT and accompanying drawings identified as PLAT OF LAGO DEL VALLE SUBDIVISION, PHASE XI, prepared by ALFREDO MARTINEZ, Licensed Professional Engineer No. 129303, and issued the 16th 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.

RAMON E. CHAVEZ, P.E.
City Engineer

DATE _____

PLANNING COMMISSION APPROVAL

The 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 _____, 20__. 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 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.L.S.
715 N. WESTGATE, No. 177
WESLACO, TX 78796
956-568-4470

Preliminary 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**