

NOTES

- The Purpose of this Replat is to reconfigure Southern Development Industrial Park, Unit I and 20.71 acres of unplatted tract into commercial development.
- GPS coordinate for Point of Beginning is: N. 17068440.2039 E. 680542.1910
- 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.
- Driveways, sidewalks, trees, and irrigation 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 City of Laredo Comprehensive Plan.
- This Replat does not attempt to alter, amend, or remove any covenants or restrictions.
- Access to State Highway 359 subject to coordination with TxDOT on warranting additional driveways.

LOT SUMMARY

Lot #	Block #	Area (SF)	Area (AC)
1A	1	508,121.64	11.66
1A	2	763,759.53	17.99
1	3	467,017.31	10.72

CURVE	DELTA	RADIUS	ARC	TAN	CHORD
CV 2A	17°50'	1718.25'	534.81'	94.2'	186.16'

CURVE TABLE

Curve #	Radius	Delta	Tangent	Length	Chord Direction	Chord Length
B-C1	550.50'	17°00'04"	82.28'	163.35'	N07°54'44"E	162.75'
C1	400.00'	17°52'21"	62.90'	124.77'	N08°20'53"E	124.27'
C2	400.00'	14°02'10"	49.24'	97.99'	N07°36'23"W	97.75'
C3	400.00'	14°02'10"	49.24'	97.99'	N07°36'23"W	97.75'
C4	370.00'	14°02'10"	45.55'	90.64'	N07°36'23"W	90.42'
C5	430.00'	14°02'10"	52.94'	105.34'	N07°36'23"W	105.08'
C6	430.00'	14°02'10"	52.94'	105.34'	N07°36'23"W	105.08'
C7	370.00'	14°02'10"	45.55'	90.64'	N07°36'23"W	90.42'
C8	435.00'	17°52'21"	68.40'	135.69'	N08°20'53"E	135.14'
CD	365.00'	17°52'21"	57.39'	113.86'	N08°20'53"E	113.39'
C10	1718.25'	17°50'03"	269.60'	534.63'	N08°19'43"W	532.68'
C11	1753.25'	17°50'03"	275.09'	545.73'	N08°19'43"W	543.53'
C12	1683.25'	17°50'03"	264.11'	523.94'	N08°19'43"W	521.83'

SUMMARY TABLE

SUBDIVISION SUMMARY
44.34 ACRES
3 LOTS
3 BLOCKS

BASIS OF BEARINGS

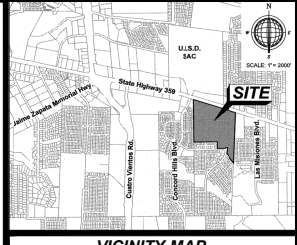
NAD83 TEXAS STATE PLANE,
4205 SOUTH ZONE,
US FOOT

LEGEND

- FOUND MONUMENT
- FENCE POST CORNER FOUND
- ▲ CONCRETE MONUMENT FOUND

LINE TABLE

Line #	Length	Direction
L1	43.24'	N17°17'04"E
L2	4.59'	S14°37'28"E
L3	39.91'	S00°35'17"E
L4	39.91'	S00°35'17"E
L5	39.91'	S00°35'17"E
L6	4.59'	S14°37'28"E
L7	4.59'	S14°37'28"E
L8	47.05'	S00°35'17"E
L9	47.05'	S00°35'17"E
L10	23.26'	N17°17'04"E
L11	23.22'	N17°17'04"E
L12	28.29'	N27°41'58"W
L13	28.28'	N62°18'02"W
L14	28.36'	N27°55'09"W
L15	28.20'	N62°04'30"E



LEGAL DESCRIPTION

A tract of land containing 44.34 acres, more or less, comprised of the Southern Development Industrial Park, Unit I, as recorded in Volume 13, Page 18, W.C.P.R., and 20.71 acres out of a 19.448 Acre Tract conveyed in deed to A.R. Sanchez, Jr., as recorded in Volume 497, Pages 999-1001, W.C.D.R., being known as "Straw 74" of the Partition of the Antonio Cavazos 238.896 acre tract in Porciones No.31 and No.32, Webb County, Texas, being more fully described by metes and bounds in that certain copy of said agreement being of record in Volume 476, Page 61-69, W.C.D.R., of this tract of land containing 44.34 acres, more or less, being more particularly described by metes and bounds as follows:

BEGINNING at a found 1/2" iron rod at the southwest corner of the Southern Development Industrial Park, Unit I, as recorded in Volume 13, Page 18, W.C.P.R., same point being along the east boundary line of the Concord Hills Community Subdivision, Phase III, as recorded in Volume 17, Page 82, W.C.P.R., and the southwest corner hereof;

THENCE N 00° 35' 17" W, along the common boundary between the Southern Development Industrial Park and the Concord Hills Community Subdivision, a distance of 1443.72 feet to a found 1/2" iron rod in concrete, same point being the northeast corner of the Concord Hills Community, Phase XII plat, as recorded in Volume 21, Page 34, W.C.P.R., and a point on the south right of way line of State Highway 359 and the northwest corner hereof;

THENCE S 72° 45' 17" W, along the common boundary between the Southern Development Industrial Park, Unit I and State Highway 359, a distance of 853.59 feet to a set 1/2" iron rod, same point being the northeast corner of the Southern Development Industrial Park, Unit I, and on the south right of way line of State Highway 359 and a point of deflection;

THENCE S 72° 40' 59" E, along the common boundary between the south right of way line of State Highway 359 and this tract, a distance of 650.93 feet to a set 1/2" iron rod, same point being the northwest corner of a Juan Cavazos 6.00 acre tract, as recorded in Volume 3629, Pages 479-481, W.C.O.P.R., and the northeast corner hereof;

THENCE S 02° 21' 24" W, along the common boundary between the Juan Cavazos 6.00 acre tract and this tract, a distance of 1955.64 feet to a found 1/2" iron rod, same point being the southwest corner of the Las Misiones Subdivision, Unit II, as recorded in Volume 25, Page 196, W.C.P.R. and the northeast corner of Las Misiones Subdivision, Unit VII, as recorded in Volume 34, Pages 68 - 69, W.C.P.R., and a point of deflection;

THENCE S 02° 18' 19" W, along the common boundary between the Las Misiones Subdivision and Southern Development Subdivision, through the interior of a 40 foot gas pipeline easement, recorded in Volume 317, Page 502, W.C.D.R., a distance of 55.32 feet to a found 1/2" iron rod, same point being the northeast corner of Southern Development Subdivision, Unit III, as recorded in Volume 36, Pages 89 - 90, W.C.P.R., and a point on the south boundary of the 40 foot gas easement, and the southeast corner hereof;

THENCE N 36° 43' 17" W, along the common boundary between the 40 foot gas easement and Southern Development Subdivision, Unit III, a distance of 421.53 feet to a found 1/2" iron rod, same point being a point on the north right of way of Cruero Drive and a point on the north boundary of Southern Development Subdivision, Unit III, and a point on the south boundary of the 40 foot gas easement, for a point of curvature left and exterior corner hereof;

Along said curve left, having a radius of 550.50 feet, delta angle of 17° 00' 04", tangent of 82.28 feet, chord bearing of N 07° 54' 44" E and chord distance of 162.75 feet, with a curve length of 163.36 feet to a found 1/2" diameter iron rod, same endpoint being a point on the east right of way line of Cruero Drive along the common boundary between Southern Development Subdivision, Unit III and this tract, and a point of deflection;

THENCE N 00° 35' 17" W, along the common boundary between the Southern Development Subdivision, Unit III, and this tract, a distance of 19.46 feet to a found 1/2" iron rod, same point being a point on the east right of way line of Cruero Drive and a point on the north boundary of Southern Development Subdivision, Unit III, and an interior corner hereof;

THENCE S 89° 24' 43" W, crossing the Cruero Drive right of way, along the common boundary between the Southern Development Subdivision, Unit III, and this tract, a distance of 60.00 feet to a found 1/2" iron rod on the west right of way line of Cruero Drive and a point on the north boundary of Southern Development Subdivision, Unit III, and an interior corner hereof;

THENCE S 44° 24' 43" W, along the common boundary between the Southern Development Subdivision, Unit III, and this tract, a distance of 28.28 feet to a found 1/2" iron rod, same point being a point on the north right of way line of Gage Avenue and a point on the north boundary of Southern Development Subdivision, Unit III, and an exterior corner hereof;

THENCE S 89° 24' 43" W, along the north right of way line of Gage Avenue and the common boundary between the Southern Development Subdivision, Unit III, and this tract, a distance of 269.62 feet to a found 1/2" iron rod, same point being a point on the north right of way line of Gage Avenue and a point on the north boundary of Southern Development Subdivision, Unit III, and an exterior corner hereof;

THENCE N 00° 35' 17" W, along the common boundary between the Southern Development Subdivision, Unit III, and this tract, a distance of 225.64 feet to a found 1/2" iron rod, same point being a point on the north boundary of Southern Development Subdivision, Unit III, and an interior corner hereof;

THENCE S 89° 24' 43" W, a distance of 780.00 feet to the POINT OF BEGINNING, containing within these metes and bounds, 44.34 acres, more or less.

CERTIFICATE OF OWNER

STATE OF TEXAS
COUNTY OF WEBB

I, A.R. SANCHEZ, JR., the undersigned Owner of the land shown on this PLAT, and designated herein as REPLAT OF SOUTHERN DEVELOPMENT INDUSTRIAL PARK, UNIT I & 20.71 ACRES OF UNPLATTED TRACT INTO SOUTHERN DEVELOPMENT UNIT I, MIDTOWN COMMERCIAL PLAZA, 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.

A.R. SANCHEZ, JR.

DATE

STATE OF TEXAS
COUNTY OF WEBB

Before me, the undersigned Authority, on this day personally appeared A.R. SANCHEZ, JR., 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

AS PLATTED
SOUTHERN DEVELOPMENT INDUSTRIAL PARK, UNIT I
VOLUME 13, PAGE 18, WEBB COUNTY PLAT RECORDS

SURVEYOR:
JJ RUIZ LAND SURVEYING
JULIAN JAVIER RUIZ, R.P.L.S.
312 W. JONQUILL AVE.
MCALLEN, TEXAS
956-568-4470

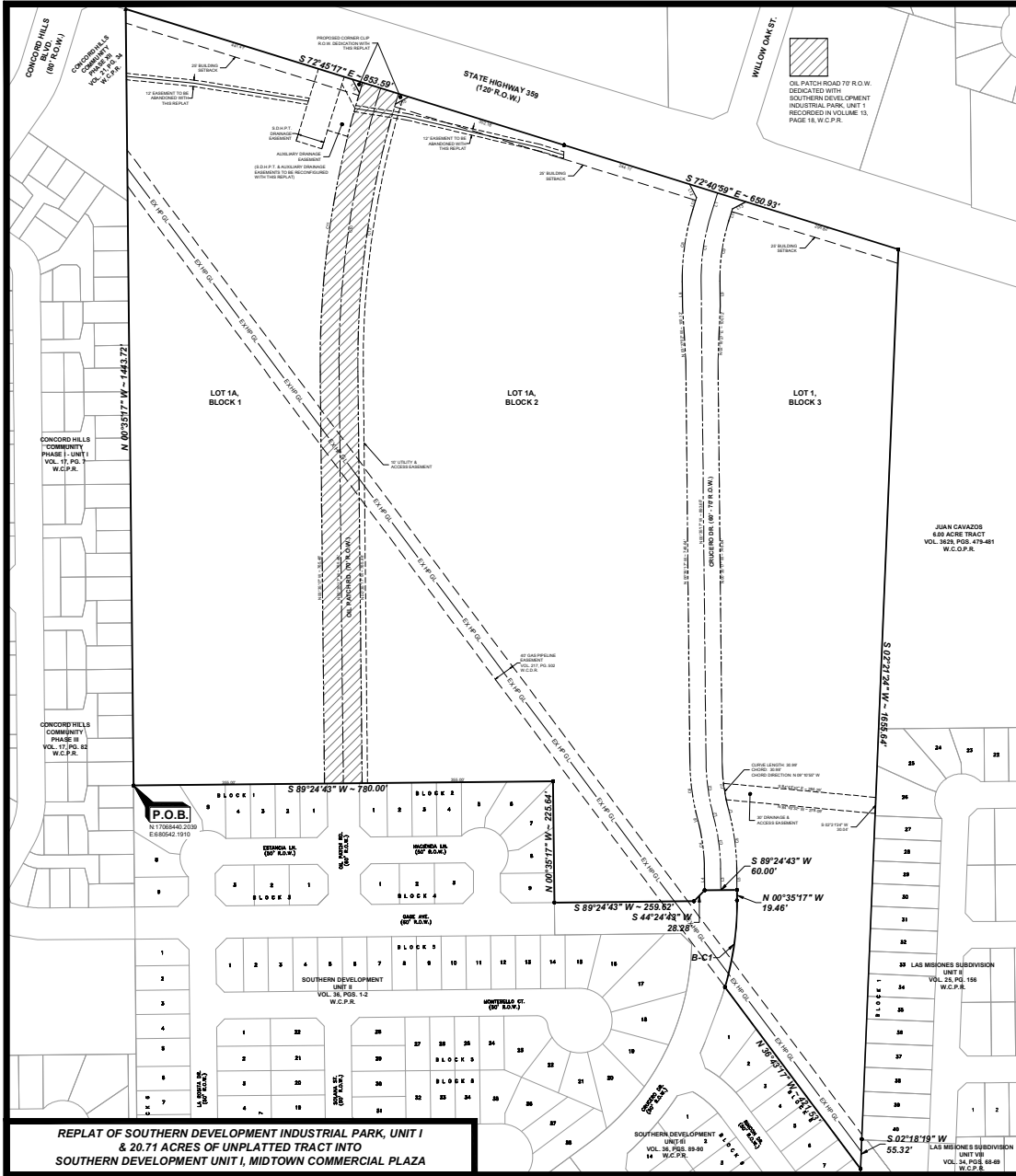
Preliminary Replat *March 18, 2026*

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

OWNER:
A.R. Sanchez, Jr.
10410 Medical Loop, Suite 5B
Laredo, TX 78045

Replat of Southern Development Industrial Park, Unit I & 20.71 acres of unplatted tract into Southern Development Unit I, Midtown Commercial Plaza

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CERTIFICATE OF ENGINEER
 STATE OF TEXAS
 COUNTY OF WEBB

I Herby 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 REPLAT OF SOUTHERN DEVELOPMENT INDUSTRIAL PARK, UNIT I & 20.71 ACRES OF UNPLATTED TRACT INTO SOUTHERN DEVELOPMENT UNIT I, MIDTOWN COMMERCIAL PLAZA prepared by ALFREDO MARTINEZ, Licensed Professional Engineer No. 123303, and dated the 18th day of March 2026, 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 REPLAT OF SOUTHERN DEVELOPMENT INDUSTRIAL PARK, UNIT I & 20.71 ACRES OF UNPLATTED TRACT INTO SOUTHERN DEVELOPMENT UNIT I, MIDTOWN COMMERCIAL PLAZA 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____.

DANIELA SADAPAZ
 Chairman

DATE _____

ATTESTMENT OF PLANNING COMMISSION

The City of Laredo Planning Commission approved the filing for record of this REPLAT OF SOUTHERN DEVELOPMENT INDUSTRIAL PARK, UNIT I & 20.71 ACRES OF UNPLATTED TRACT INTO SOUTHERN DEVELOPMENT UNIT I, MIDTOWN COMMERCIAL PLAZA 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 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

REPLAT OF SOUTHERN DEVELOPMENT INDUSTRIAL PARK, UNIT I & 20.71 ACRES OF UNPLATTED TRACT INTO SOUTHERN DEVELOPMENT UNIT I, MIDTOWN COMMERCIAL PLAZA

SURVEYOR:
 JJ RUIZ LAND SURVEYING
 JULIAN JAVIER RUIZ, R.P.L.S.
 312 W. JONQUIL AVE.
 McALLEN, TEXAS
 956-568-4470

Preliminary Replat *March 18, 2026*



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Replat of Southern Development Industrial Park, Unit I & 20.71 acres of unplatted tract into Southern Development Unit I, Midtown Commercial Plaza

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