

LEGAL DESCRIPTION:
NEARSHORING INDUSTRIAL PLAN, PHASE 1
38.26 ACRE TRACT

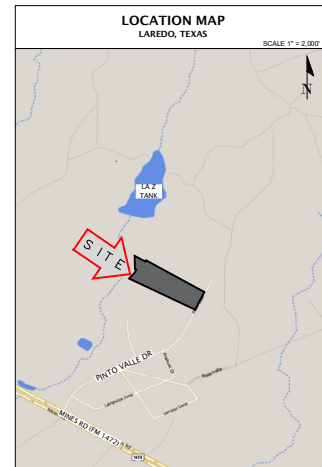
A TRACT OF LAND CONTAINING 38.26 ACRES, MORE OR LESS, OUT OF PORCION 2, CITY OF LAREDO, ABSTRACT 232, AND PORCION 3, CITY OF LAREDO, WEBB COUNTY, TEXAS, SAID 38.26 ACRE TRACT BEING PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT AN FOUND 1/2-INCH DIAMETER IRON ROD ALONG THE WESTERN RIGHT-OF-WAY OF PINTO VALLE DRIVE, AND THE POINT OF BEGINNING HEREOF;

THENCE N 64° 48' 35" W AT 2357.34 FEET TO A SET 1/2-INCH IRON ROD AND A POINT OF DEFLECTION HEREOF;
THENCE N 45° 22' 32" E AT 47.97 FEET TO A SET 1/2-INCH IRON ROD FOR A POINT OF DEFLECTION HEREOF;
THENCE N 40° 37' 47" E AT 208.70 FEET TO A SET 1/2-INCH IRON ROD FOR A POINT OF DEFLECTION HEREOF;
THENCE N 42° 06' 36" E AT 119.73 FEET TO A SET 1/2-INCH IRON ROD FOR A POINT OF DEFLECTION HEREOF;
THENCE N 28° 30' 00" E AT 11.898 FEET TO A SET 1/2-INCH IRON ROD FOR A POINT OF DEFLECTION HEREOF;
THENCE N 61° 30' 00" W AT 44.43 FEET TO A SET 1/2-INCH IRON ROD FOR A POINT OF DEFLECTION HEREOF;
THENCE N 01° 31' 41" W AT 419.49 FEET TO A SET 1/2-INCH IRON ROD FOR A POINT OF DEFLECTION HEREOF;
THENCE S 61° 31' 11" E AT 393.08 FEET TO A SET 1/2-INCH IRON ROD FOR A POINT OF DEFLECTION HEREOF;
THENCE N 28° 30' 00" E AT 46.50 FEET TO A SET 1/2-INCH IRON ROD FOR A POINT OF DEFLECTION HEREOF;
THENCE S 61° 30' 19" E AT 2155.11 FEET TO A SET 1/2-INCH IRON ROD FOR A POINT OF DEFLECTION HEREOF;
THENCE S 28° 30' 00" W AT 636.44 FEET ALONG THE WESTERN RIGHT-OF-WAY LINE OF PINTO VALLE DRIVE TO THE POINT OF BEGINNING CONTAINING 38.26 ACRES, MORE OR LESS.

NOTES:

1. BASIS OF BEARINGS: TEXAS COORDINATE SYSTEM OF 1983, 4205 SOUTH ZONE, NAD 83.
2. THIS DESCRIPTION WAS PREPARED FROM RECORD INFORMATION AND ACTUAL FIELD SURVEYS WERE CONDUCTED.



- PLAT NOTES & RESTRICTIONS**
1. SIDEWALKS, DRIVEWAYS, AND TREES WILL BE INSTALLED AT THE TIME OF ISSUANCE OF BUILDING PERMITS, IN ACCORDANCE WITH THE LAREDO LAND DEVELOPMENT CODE.
 2. ALL CURB CUTS SHALL COMPLY WITH THE TRANSPORTATION ELEMENT OF THE CITY OF LAREDO COMPREHENSIVE PLAN.
 3. THIS SUBJECT PROPERTY IS NOT LOCATED WITHIN THE DESIGNATED 100-YEAR FLOODPLAIN PER FEMA FIRM MAP No. 48479C, PANEL No. 1 1000C, WITH EFFECTIVE DATE OF APRIL 02, 2008.
 4. SETBACKS SHALL BE DETERMINED BASED ON THE CURRENT ZONING IN ACCORDANCE TO SECTION 24.77.1 OF THE LAREDO LAND DEVELOPMENT CODE.
 5. ALL IMPROVEMENTS SHALL BE AS PER SUBDIVISION ORDINANCE.
 6. GRID COORDINATES: NAD83 (2011 ADJ.), TEXAS STATE PLANE, 4205 SOUTH ZONE, PROVIDED FOR GENERAL LOCATIVE PURPOSE AND DO NOT REPRESENT OFFICIAL (INGC) CONTROL.

CERTIFICATE OF OWNER:
SM INDUSTRIAL INVESTMENTS LTD.
STATE OF TEXAS §
WEBB COUNTY §

I, _____, THE UNDERSIGNED OWNER OF THE LAND SHOWN ON THIS PLAT, AND DESIGNATED HEREIN AS: **NEARSHORING INDUSTRIAL PARK**, IN COUNTY OF WEBB, TEXAS, AND WHOSE NAME IS SUBSCRIBED HERETO, HEREBY DEDICATE TO THE USE OF THE PUBLIC FOREVER DRAINS, EASEMENTS AND PUBLIC PLACES THEREON SHOWN FOR THE PURPOSE AND CONSIDERATION THEREIN EXPRESSED.

SM INDUSTRIAL INVESTMENTS LTD.

DATE

STATE OF TEXAS §
WEBB COUNTY §

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED _____, 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 _____, 2022.

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

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 WATER, SEWER SERVICES, 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 OF LAREDO AND WEBB COUNTY COMMISSIONERS' COURT.

RICARDO M. VILLARREAL, P.E. No. 101308-TEXAS

DATE

CERTIFICATE OF SURVEYOR
STATE OF TEXAS:
COUNTY OF WEBB:

I, _____, THE UNDERSIGNED REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF TEXAS, HEREBY CERTIFY THAT THIS PLAT IS TRUE AND WAS PREPARED FROM AN ACTUAL SURVEY OF THE PROPERTY MADE UNDER MY SUPERVISION, ON THE GROUND.

RICARDO M. VILLARREAL, R.P.L.S. No. 6242
TBPLS FIRM REG. NO. 10194686

DATE

PLAT-APPROVAL CITY ENGINEER

I HAVE REVIEWED THIS PLAT AND ACCOMPANYING CONSTRUCTION DRAWINGS IDENTIFIED AS: **NEARSHORING INDUSTRIAL PARK**, PREPARED BY **RICARDO M. VILLARREAL**, REGISTERED PROFESSIONAL ENGINEER No. 101308, AND DATED THE ____ DAY OF _____, 2022, AND HAVE FOUND THEM IN COMPLIANCE WITH THE SUBDIVISION ORDINANCE OF THE CITY OF LAREDO, TEXAS.

RAMON CHAVEZ, P.E.
CITY ENGINEER

DATE

PLANNING COMMISSION APPROVAL

THIS PLAT OF **NEARSHORING INDUSTRIAL PARK**, _____, S 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 _____, 2022.

ERASMO A. VILLARREAL, PB2 CHAIRMAN

DATE

ATTESTMENT 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 _____, 2022. THE MINUTES OF SAID MEETING REFLECT SUCH APPROVAL.

ORLANDO D. NAVARRO
DIRECTOR OF PLANNING
CITY OF LAREDO, TEXAS

DATE

CERTIFICATE OF COUNTY CLERK

STATE OF TEXAS:
COUNTY OF WEBB:

I, MARGIE RAMIREZ IBARRA, CLERK OF THE COUNTY COURT OF WEBB COUNTY, TEXAS, DO HEREBY CERTIFY THAT THE FOREGOING INSTRUMENT DATED: ____ DAY OF _____, 2022, WITH ITS CERTIFICATE OF AUTHENTICATION, HEREIN DESIGNATED AS: **NEARSHORING INDUSTRIAL PARK**, _____, S FILLED FOR RECORD IN MY OFFICE ON THE ____ DAY OF _____, 2022, AT O'CLOCK ____ M. IN VOLUME ____ PAGE ____ OF THE PLAT RECORDS OF SAID COUNTY ON THIS ____ DAY OF _____, 2022.

HON. MARGIE RAMIREZ IBARRA
COUNTY CLERK, WEBB COUNTY, TEXAS

DEPUTY

ENGINEER:
RICARDO M. VILLARREAL, P.E.
TOP SITE CIVIL GROUP, LLC
6262 MAPPERSON RD., STE. 206
LAREDO, TEXAS 78041
(956) 725-5057

SURVEYOR:
RICARDO M. VILLARREAL, R.P.L.S.
TOP SITE CIVIL GROUP, LLC
6262 MAPPERSON RD., STE. 206
LAREDO, TEXAS 78041
(956) 725-5057

OWNER:
SM INDUSTRIAL INVESTMENTS LTD
324 CANDLEWOOD
LAREDO, TEXAS 74045

NEARSHORING INDUSTRIAL PARK
PHASE 1

PROJECT # _____
FIELD DATE: _____
DRAWN BY: KAL
APPROVED: MRS
DATE: 06-04-2022
FILE NAME: 00000000000000000000
SCALE: 1"=80'
400' 0' 200'
SCALE: 1"=400'
TOPSITE
Civil Group
6262 Mapperson Road Ste 206
Laredo, TX 78041
P 956-725-5057

C1.0