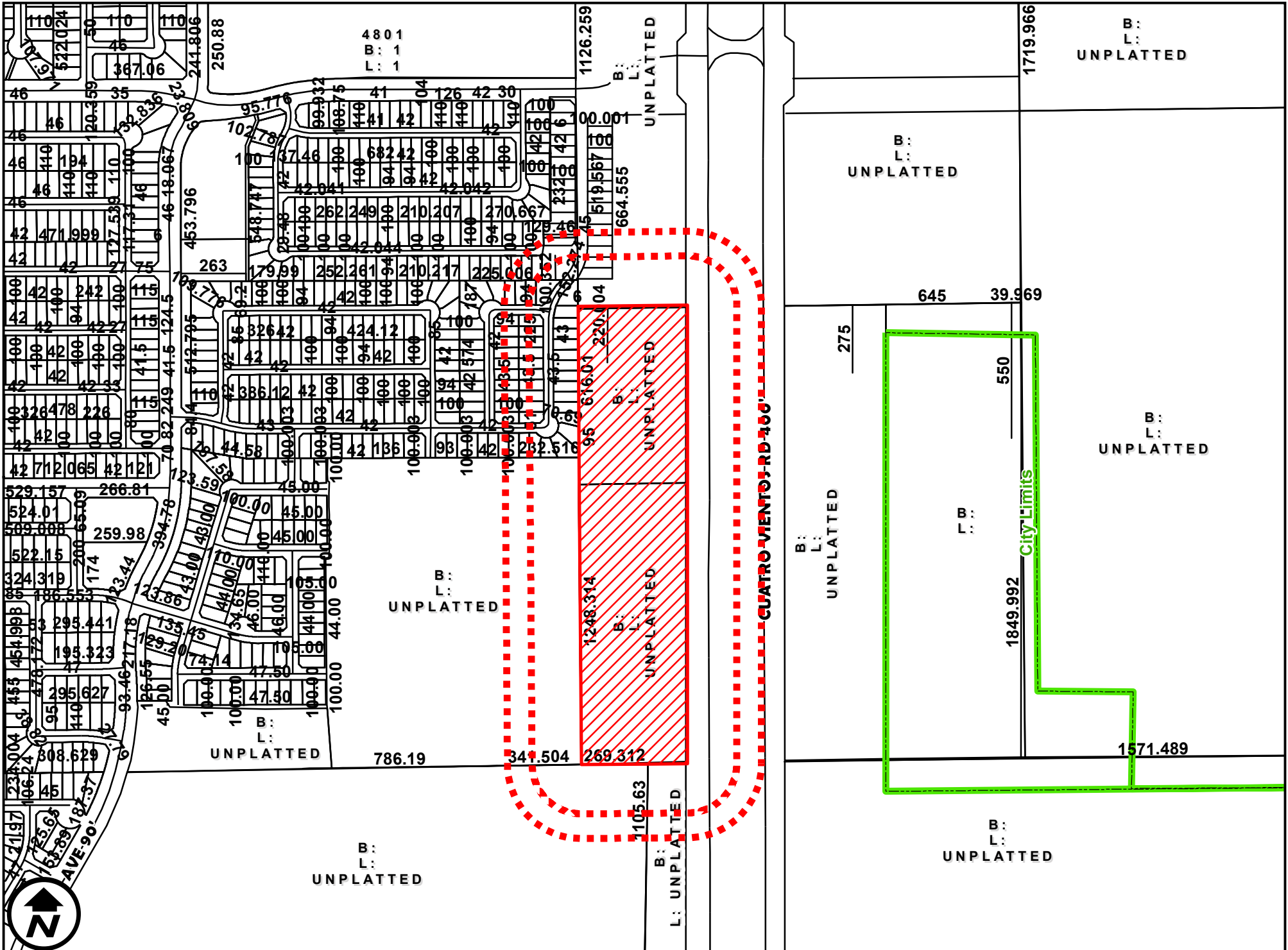


AERIAL MAP

1 inch = 500 feet

SOUTH OF SIERRA VISTA BOULEVARD AND WEST OF CUATRO VIENTOS ROAD

**APPLICATION FOR
B-3 (COMMUNITY BUSINESS DISTRICT) TO
R-1A (SINGLE FAMILY REDUCED AREA DISTRICT)**



DIMENSIONS MAP

ZC-018-2025

COUNCIL DISTRICT 1

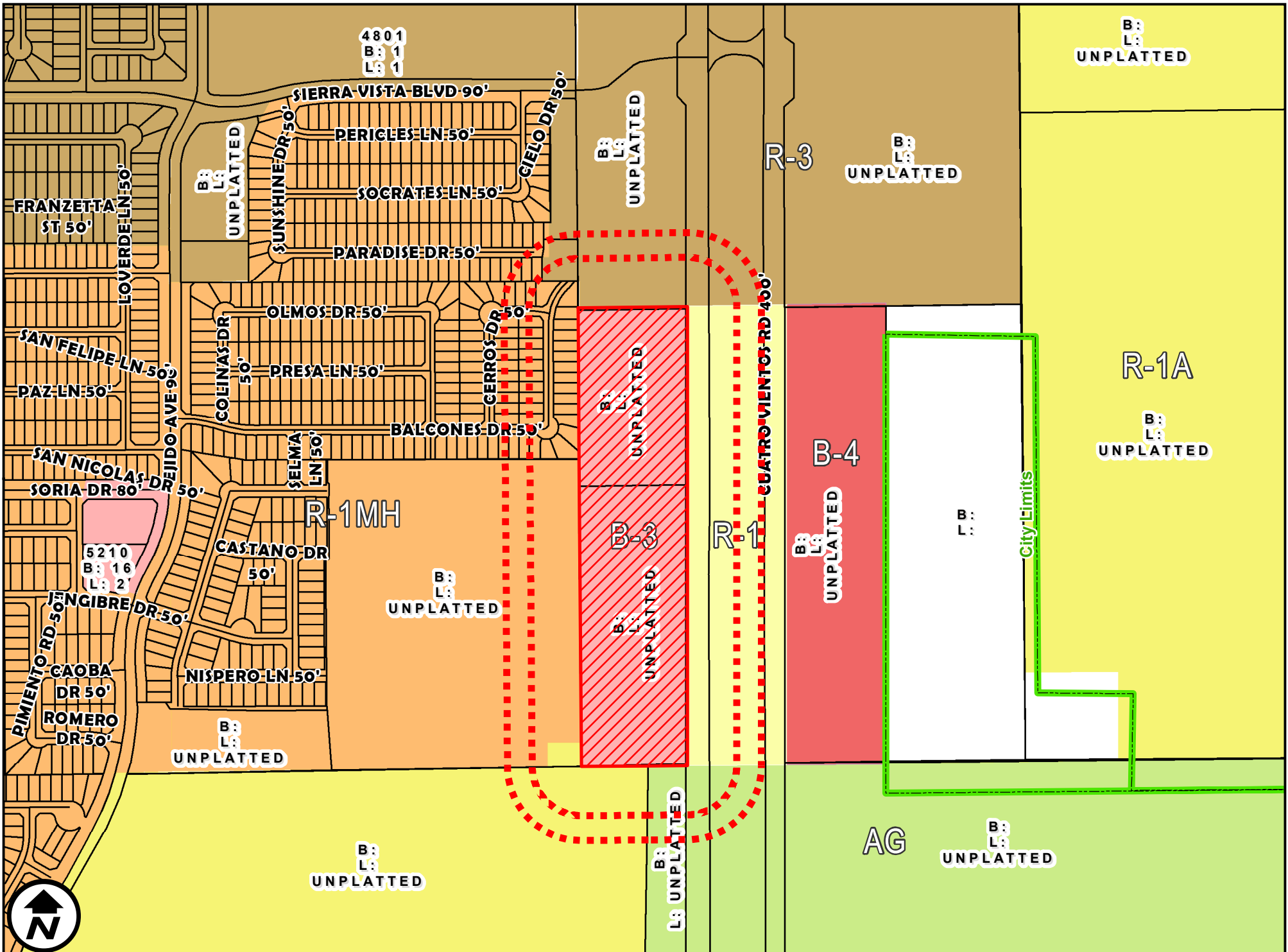
APPLICATION FOR

B-3 (COMMUNITY BUSINESS DISTRICT) TO

R-1A (SINGLE FAMILY REDUCED AREA DISTRICT)

1 inch = 500 feet

SOUTH OF SIERRA VISTA BOULEVARD AND WEST OF CUATRO VIENTOS ROAD



ZONING MAP

ZC-018-2025

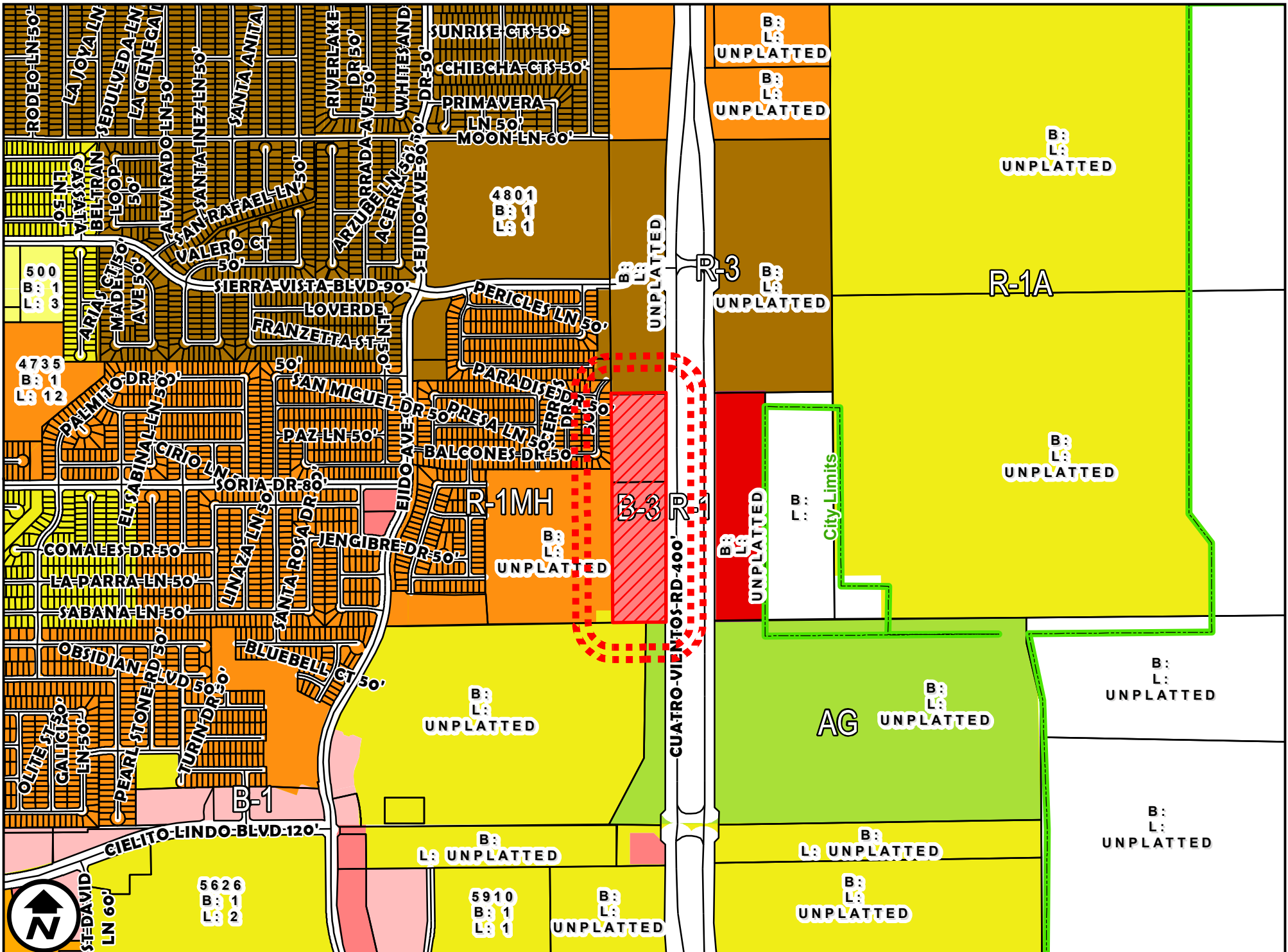
COUNCIL DISTRICT 1

1 inch = 500 feet

SOUTH OF SIERRA VISTA BOULEVARD AND WEST OF CUATRO VIENTOS ROAD

APPLICATION FOR

B-3 (COMMUNITY BUSINESS DISTRICT) TO
R-1A (SINGLE FAMILY REDUCED AREA DISTRICT)



ZONING OVERVIEW

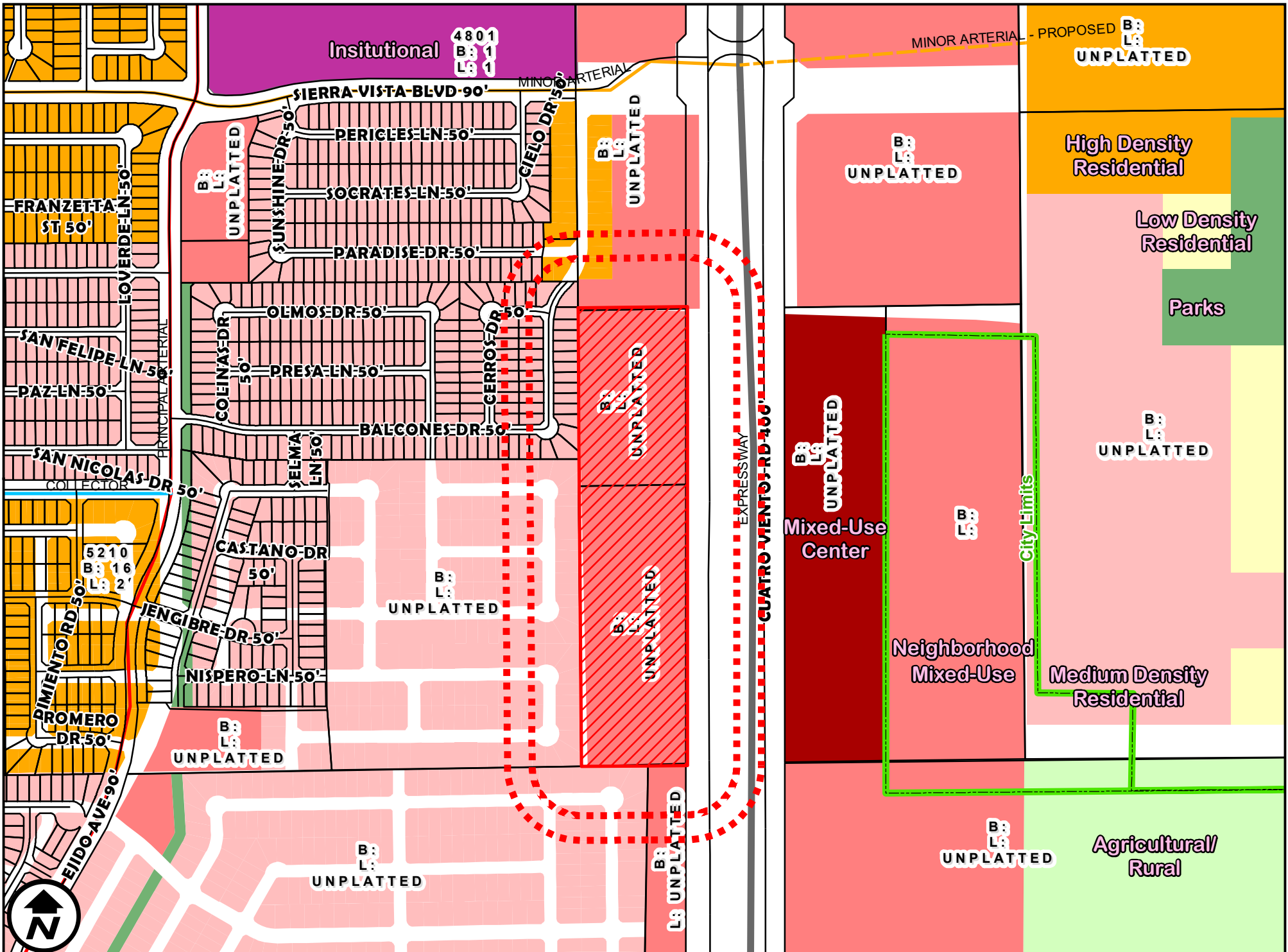
ZC-018-2025

COUNCIL DISTRICT 1

SOUTH OF SIERRA VISTA BOULEVARD AND WEST OF CUATRO VIENTOS ROAD

APPLICATION FOR

B-3 (COMMUNITY BUSINESS DISTRICT) TO R-1A (SINGLE FAMILY REDUCED AREA DISTRICT)



FUTURE LANDUSE

ZC-018-2025

APPLICATION FOR

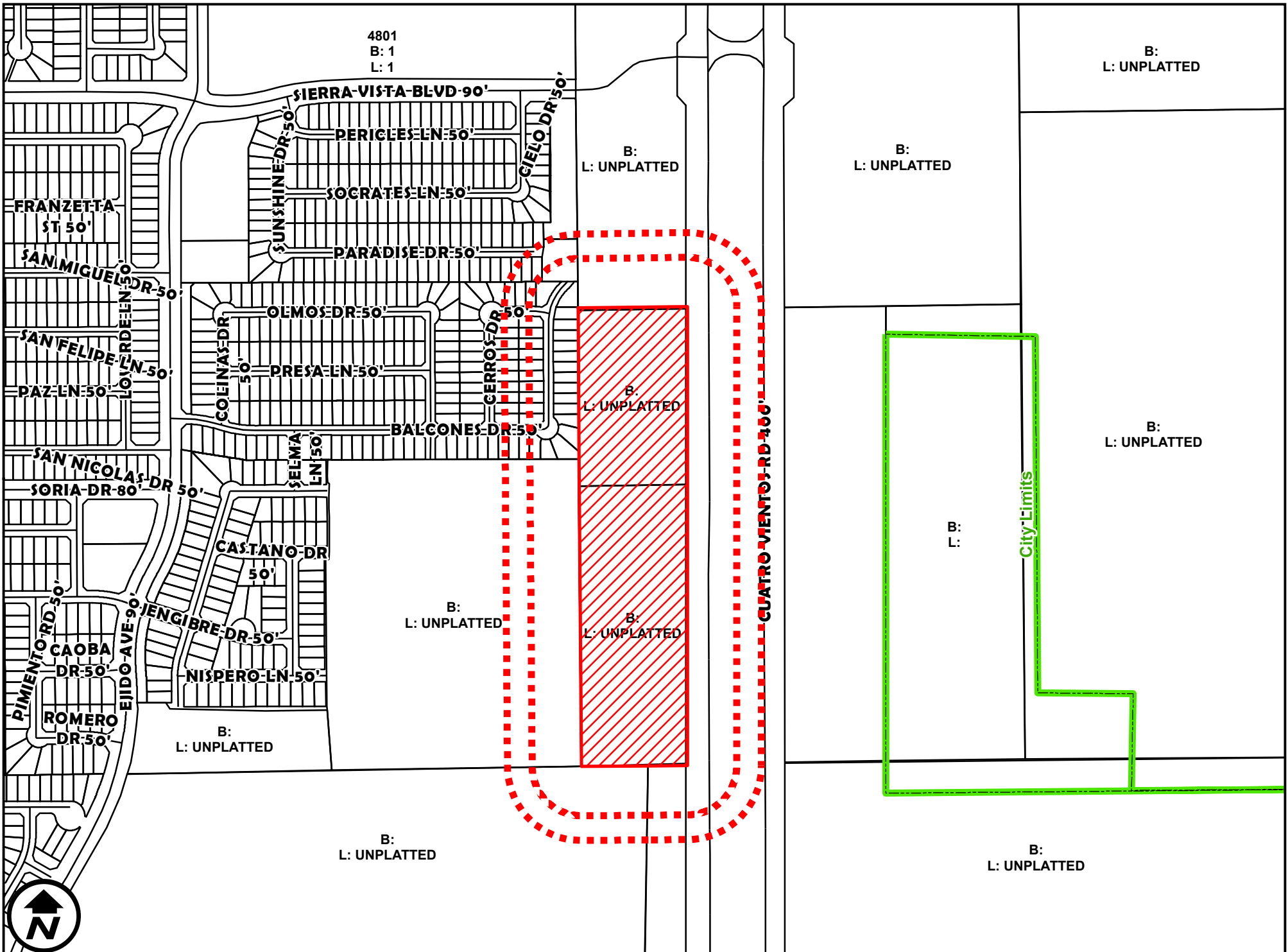
1 inch = 500 feet

COUNCIL DISTRICT 1

B-3 (COMMUNITY BUSINESS DISTRICT) TO

SOUTH OF SIERRA VISTA BOULEVARD AND WEST OF CUATRO VIENTOS ROAD

R-1A (SINGLE FAMILY REDUCED AREA DISTRICT)



200' AND 300' NOTIFICATION

ZC-018-2025

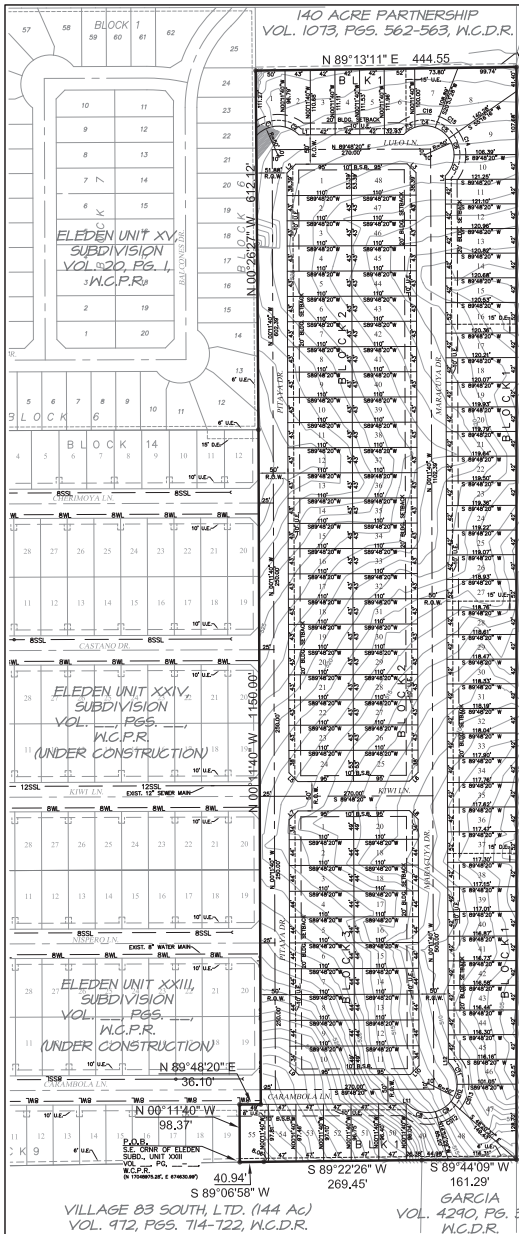
COUNCIL DISTRICT 1

1 inch = 500 feet

SOUTH OF SIERRA VISTA BOULEVARD AND WEST OF CUATRO VIENTOS ROAD

APPLICATION FOR

B-3 (COMMUNITY BUSINESS DISTRICT) TO
R-1A (SINGLE FAMILY REDUCED AREA DISTRICT)



NOTES.

- 1.- MAINTENANCE OF THE LANDSCAPING SHALL COMPLY WITH THE PROVISIONS OF APPENDIX F-2 OF SECTION 24-83 OF THE LAREDO LAND DEVELOPMENT CODE.
- 2.- THE SETBACKS SHALL BE DETERMINED BASED ON THE CURRENT ZONING IN ACCORDANCE TO SECTION 24-71.1 OF THE LAREDO LAND DEVELOPMENT CODE.
- 3.- DRIVEWAYS AND TREES SHALL BE INSTALLED AT THE TIME OF ISSUANCE OF BUILDING PERMITS IN ACCORDANCE WITH THE LAREDO LAND DEVELOPMENT CODE.
- 4.- ALL CURBS CUTS SHALL COMPLY WITH THE TRANSPORTATION ELEMENT OF THE CITY OF LAREDO COMPREHENSIVE PLAN.
- 5.- THIS PROPERTY IS LOCATED IN ZONE "C" AREA WHICH IS NOT WITHIN THE 100-10 FLOOD PLAN ACCORDING TO FEMA FLOOD INSURANCE RATE MAP NO. 48479C1380C, DATED: APRIL 2, 2008.
- 6.- BASIS OF BEARINGS, DISTANCES AND P.O.B. COORDINATES: NAD 83 (2011 ADL), TEXAS STATE PLANE, 4205 SOUTH ZONE, PROVIDED FOR GENERAL LOCATIVE PURPOSES AND DO NOT REPRESENT OFFICIAL INDO CONTROL.

LINE DATA		
LINE	LENGTH	BEARING
L1	19.66'	N 89° 48' 20" E
L2	21.21'	N 44° 48' 20" E
L3	21.21'	S 45° 11' 40" E
L4	6.10'	N 45° 11' 40" W
L5	21.21'	N 45° 11' 40" W
L6	21.21'	S 44° 48' 20" E
L7	21.21'	N 44° 48' 20" E
L8	21.21'	S 45° 11' 40" E
L9	21.21'	N 45° 11' 40" W
L10	21.21'	S 44° 48' 20" E
L11	1.39'	N 89° 48' 20" E
L12	4.87'	N 0° 11' 40" W

CURVE DATA					
CURVE	DELTA	RADIUS	ARC	TANG	CHD BEARING
C1	62°18'54"	50.00'	54.38'	30.23'	S 72°58'09" W
C2	31°15'07"	50.00'	27.27'	13.98'	S 60°14'50" W
C3	26°16'22"	50.00'	22.93'	11.87'	S 57°22'08" W
C4	40°23'09"	50.00'	35.24'	18.39'	S 89°16'07" W
C5	34°22'49"	50.00'	30.00'	15.47'	S 91°50'58" W
C6	34°17'07"	50.00'	29.85'	15.44'	S 91°50'58" W
C7	40°47'50"	50.00'	38.96'	21.02'	S 89°16'07" W
C8	60°15'12"	50.00'	52.98'	29.02'	S 74°14'53" E
C9	37°04'38"	50.00'	32.36'	16.77'	S 74°14'53" E
C10	38°02'19"	50.00'	31.49'	16.28'	S 74°14'53" E
C11	47°46'40"	50.00'	41.69'	22.15'	S 74°14'53" E
C12	38°02'43"	70.00'	44.04'	22.78'	S 57°08'09" W
C13	37°41'58"	70.00'	46.06'	23.90'	S 57°08'09" W
C14	34°22'49"	70.00'	42.00'	21.66'	S 57°08'09" W
C15	34°22'49"	70.00'	42.00'	21.66'	S 57°08'09" W
C16	34°22'49"	70.00'	42.00'	21.66'	S 57°08'09" W

CS= CURVE AT SETBACK LINE

METES AND BOUNDS DESCRIPTION

18,842 ACRES TRACT
Out and part of NDAS Development, LLC 34,539 Acre Tract
Recorded in Volume 5616, Pages 352-356, Webb County Deed Records,
NDAS Development, LLC, Tract 1 (18,559 Acres),
Recorded in Volume 5596, Pages 735-761, Webb County Deed Records &
NDAS Development, LLC, Parcel B (0.1020 Acres),
Recorded in Volume 5596, Pages 762-768, Webb County Deed Records
Within the limits of the
City of Laredo, Texas.

Being a tract of land found to contain 18,842 acres, more or less, situated in Portion 37, Abstract 410, Jose Bartolo Chapa, Original Grantee within Webb County, Texas, being out and part of the NDAS Development, LLC 34,539 Acre Tract, recorded in Volume 5616, Pages 352-356, Webb County Deed Records, all of the NDAS Development, LLC, Tract 1 (18,559 Acres), recorded in Volume 5596, Pages 735-761, Webb County Deed Records and all of the NDAS Development, LLC, Parcel B (0.1020 Acres), recorded in Volume 5596, Pages 762-768, Webb County Deed Records, this tract being more particularly described by metes and bounds as follows:

BEGINNING at a 1/2" iron rod found on the south line Portion 37 for the southeast corner of the Eleden Unit XXXI Subdivision, recorded in Volume 5596, Pages 735-761, Webb County Deed Records, for the southeast corner of the herein described tract and the POINT OF BEGINNING.

THENCE along the common boundary line of said Eleden Unit XXXI and this tract as follows:

North 0°17'40" West, 98.37 Feet, to an iron rod found for a deflection corner to the right,
North 89°42'20" East, 36.10 Feet, to an iron rod found for a deflection corner to the left,
North 0°17'40" West, at 400.0 Feet, passing the northeast corner of said Eleden Unit XXXI, continuing for a total distance of 1,150.00 to a concrete monument found for the northeast corner of the Eleden Unit XXV Subdivision recorded in Volume 5596, Pages 735-761, Webb County Deed Records, the southeast corner of the Eleden Unit XXV Subdivision, recorded in Volume 5596, Pages 735-761, Webb County Deed Records, for an interior deflection corner to the left of this tract.

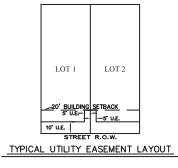
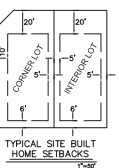
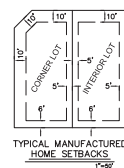
THENCE North 0°22'27" West, 612.12 Feet, along the east boundary line of said Eleden Unit XXV, to a 1/2" iron rod set for the southeast corner of the 140 Acre Partnership Tract, recorded in Volume 1073, Page 562, Webb County Deed Records and the northwest corner of this tract.

THENCE North 89°17'11" East, 444.55 Feet, along the south boundary line of said 140 Acre Partnership Tract to a 1/2" iron rod set on the west right-of-way line of Loop 20 (Cuatro Vientos Road) for the northeast corner of this tract;

THENCE South, 1862.32 Feet, along the west right-of-way line of said Loop 20 to a 1/2" iron rod found for the southeast corner of said 18,559 Acre Tract for the southeast corner of this tract;

THENCE South 89°47'09" West, 161.29 Feet, along the south line of said Tract 1, to a wooden fence post found for the northeast corner of the Village South LTD (144 Acre) Tract, recorded in Volume 972, Page 714, Webb County Deed Records for an interior deflection corner to the left of this tract.

THENCE South 89°22'26" West, 268.45 Feet, continuing along the south line of said Tract 1, to the southeast corner of said Eleden Unit XXXI, the southeast corner of the herein described tract and the POINT OF BEGINNING.



CERTIFICATE OF OWNER

STATE OF TEXAS
COUNTY OF WEBB
I, NANCY NEWMAN DE ANDA, MANAGER, NDAS DEVELOPMENT, LLC, OWNER OF THE LAND SHOWN ON THIS PLAN AND DESIGNATED HEREIN AS LAS AVES SUBDIVISION, IN THE CITY OF LAREDO, COUNTY OF WEBB, TEXAS, AND WHICHE NAME IS SUBMITTED HEREIN, HEREBY DECATES TO THE USE OF THE PUBLIC FOREVER ALL STREETS, EASEMENTS AND PUBLIC PLACES THEREON SHOWN FOR THE PURPOSE AND CONSIDERATION THEREIN EXPRESSED.
NDAS DEVELOPMENT, LLC

CERTIFICATE OF NOTARY PUBLIC

STATE OF TEXAS
COUNTY OF WEBB
BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED NANCY NEWMAN DE ANDA, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBMITTED TO THE FOREGOING INSTRUMENT AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN STATED.
GIVEN UNDER MY HAND AND SEAL OF OFFICE, THIS ____ DAY OF ____ 20____
NOTARY PUBLIC
WEBB COUNTY, TEXAS
My Commission Expires the ____ DAY OF ____ 20____

CERTIFICATE OF ENGINEER

STATE OF TEXAS
COUNTY OF WEBB
I, WAYNE NANCE, THE UNDERSIGNED LICENSED PROFESSIONAL ENGINEER IN THE STATE OF TEXAS, HEREBY CERTIFY THAT PROPER ENGINEERING CONSIDERATION HAS BEEN GIVEN TO THIS PLAN TO THE MATTERS OF STREETS, LOTS, WATER, SEWER AND APPURTENANCES AND DRAINAGE LAYOUT, AND THE BEST OF MY KNOWLEDGE THIS PLAN CONFORMS TO ALL REQUIREMENTS OF THE LAREDO ORDINANCES AND CONSIDERATIONS THEREIN STATED.

CERTIFICATE OF SURVEYOR

STATE OF TEXAS
COUNTY OF WEBB
I, WAYNE NANCE, THE UNDERSIGNED REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF TEXAS, HEREBY CERTIFY THAT THIS PLAN IS TRUE AND CORRECT AND WAS PREPARED FROM AN ACTUAL SURVEY OF THE PROPERTY BOUND UNDER MY SUPERVISION ON THE GROUND AND THAT THE CORNER MONUMENTS SHOWN THEREON WERE PROPERLY PLACED UNDER MY PERSONAL SUPERVISION.
WAYNE NANCE
REGISTERED PROFESSIONAL LAND SURVEYOR
TEXAS REG. NO. 87006
DATE

CERTIFICATE OF CITY ENGINEER

STATE OF TEXAS
COUNTY OF WEBB
I, HAVE REVIEWED THIS PLAN AND ACCOMPANYING CONSTRUCTION DRAWINGS IDENTIFIED AS LAS AVES SUBDIVISION, PREPARED BY WAYNE NANCE, LICENSED PROFESSIONAL LAND SURVEYOR, AND DATED THIS ____ DAY OF ____ 20____, WITH THE LAST REVISED DATE ON ____ 20____, AND HAVE FOUND THEM TO BE IN COMPLIANCE WITH THE SUBDIVISION ORDINANCE OF THE CITY OF LAREDO, TEXAS.

PLANNING COMMISSION APPROVAL

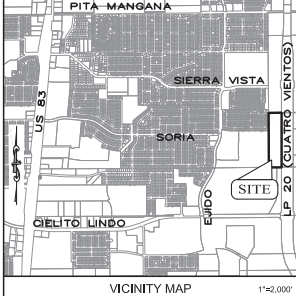
RAMON E. CHAVEZ, P.E.
CITY ENGINEER
DATE
STATE OF TEXAS
COUNTY OF WEBB
THIS PLAN, LAS AVES SUBDIVISION, HAS BEEN SUBMITTED TO AND CONSIDERED BY THE PLANNING COMMISSION OF THE CITY OF LAREDO, TEXAS, AND IS HEREBY APPROVED BY SUCH COMMISSION ON ____ DAY OF ____ 20____.

ATTESTMENT OF PLANNING COMMISSION APPROVAL

JUAN M. MARQUEZ, JR.
CHAIRMAN
DATE
STATE OF TEXAS
COUNTY OF WEBB
THE CITY OF LAREDO PLANNING COMMISSION APPROVED THE FILING FOR RECORD OF THIS PLAN AT A PUBLIC MEETING HELD ON THE ____ DAY OF ____ 20____. THE MINUTES OF SAID MEETING REFLECT SAID APPROVAL.

CERTIFICATE OF COUNTY CLERK

STATE OF TEXAS
COUNTY OF WEBB
I, MARIE RAMIREZ BARRIA, 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____.
IN VOLUME ____ PAGE ____ OF THE MAP RECORD OF SAID COUNTY.
DEPUTY
COUNTY CLERK
WEBB COUNTY, TEXAS
FILED FOR RECORD AT ____ O'CLOCK ____ M ON THE ____ DAY OF ____ 20____
DEPUTY
COUNTY CLERK
WEBB COUNTY, TEXAS



LOT AREAS

LOT AREA (S.F.)	LOT AREA (S.F.)
1	4,928
2	4,928
3	4,928
4	4,928
5	4,928
6	4,928
7	4,928
8	4,928
9	4,928
10	4,928
11	4,928
12	4,928
13	4,928
14	4,928
15	4,928
16	4,928
17	4,928
18	4,928
19	4,928
20	4,928
21	4,928
22	4,928
23	4,928
24	4,928
25	4,928
26	4,928
27	4,928
28	4,928
29	4,928
30	4,928
31	4,928
32	4,928
33	4,928
34	4,928
35	4,928
36	4,928
37	4,928
38	4,928
39	4,928
40	4,928
41	4,928
42	4,928
43	4,928
44	4,928
45	4,928
46	4,928
47	4,928
48	4,928
49	4,928
50	4,928
51	4,928
52	4,928
53	4,928
54	4,928
55	4,928

CERTIFICATE OF COUNTY CLERK

STATE OF TEXAS
COUNTY OF WEBB
I, MARIE RAMIREZ BARRIA, 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____.
IN VOLUME ____ PAGE ____ OF THE MAP RECORD OF SAID COUNTY.
DEPUTY
COUNTY CLERK
WEBB COUNTY, TEXAS
FILED FOR RECORD AT ____ O'CLOCK ____ M ON THE ____ DAY OF ____ 20____
DEPUTY
COUNTY CLERK
WEBB COUNTY, TEXAS

PRELIMINARY

LAS AVES SUBDIVISION

18,842 ACRES TRACT
OUT OF THE NDAS DEVELOPMENT, LLC, 34,539 ACRES TRACT REC. IN VOL. 5616, PGS. 352-356 W.C.D.R.,
NDAS DEVELOPMENT, LLC, 18,559 ACRES TRACT REC. IN VOL. 5596, PGS. 735-761 W.C.D.R.,
NDAS DEVELOPMENT, LLC, 0.1020 ACRES, PARCEL B, REC. IN VOL. 5596, PGS. 762-768 W.C.D.R.,
PORTION 37, ABSTRACT 410, JOSE BARTOLO CHAPA, O.G.
CITY OF LAREDO, WEBB COUNTY, TEXAS

AERIAL LOCATION MAP

