

City of Laredo

REGULAR MEETING AGENDA

Thursday, July 3, 2025

6:00 PM

**City of Laredo City Hall
City Council Chambers
1110 Houston Street
Laredo, Texas 78040**

Planning & Zoning Commission

City Of Laredo
Planning & Zoning Commission
Council Chambers
1110 Houston St.
Laredo, Texas 78040
July 3, 2025

1. Call to Order

2. Roll Call

3. Pledge of Allegiance

4. Citizen Comments

Citizens are required to fill out a witness card and submit it to a City Planner, or designee, no later than 5:45 p.m. and identify themselves at the microphone. Comments are limited to three (3) minutes per speaker. No more than three (3) persons will be allowed to speak on any side of an issue. Should there be more than three (3) people who wish to speak on a particular issue, they need to select not more than three (3) representatives to speak for them and the presiding officer may limit the public comments further in the interest of an orderly meeting. Speakers may not pass their minutes to any other speaker. Comments should be relevant to City business and delivered in a professional manner. No derogatory remarks will be permitted.

5. Public Hearing And Recommendation Of An Ordinance:

- 5A** Amending the Zoning Ordinance (Map) of the City of Laredo by authorizing the issuance of a Special Use Permit for Storage of Flammable and Explosive Products (Above-Ground Fuel Storage Tank) on Lots 1, 2, 3, 4, 5 and 6, Block 3, Amended Plat of Millennium Park, located at 18702, 18706, 18710 Metropolitan Road and 18701, 18705, 18709 World Trade Center Loop.

[25-P&Z-143](#)

ZC-054-2025
District VII

- 5B** An ordinance of the City of Laredo, Texas, amending section 24.65.0 of the Laredo Land Development Code, titled "General Supplemental Provisions," creating subsection (b) which will impose distance regulations to prevent gas stations from being located within 100 or 200 feet of any residential district, school, or day care facility, depending on the amount of gallons of gasoline tank capacity a facility has.

[25-P&Z-154](#)

6. Review and Consideration Of The Following Master Plans:

- 6A** Review and consideration of the Villas at Sunset masterplan. The intent is residential. [25-P&Z-149](#)

PL-163-2025
District VII - Cm. Vanessa Perez

- 6B** Review of the revision of the Lago del Valle Subdivision masterplan. The intent is residential, multi-family, and commercial. [25-P&Z-150](#)

PL-160-2025
District III - Cm. Melissa R. Cigarroa

7. Reconsideration Of The Following Preliminary Plats and Preliminary Replats:

- 7A** Preliminary reconsideration of the plat Villas at Sunset, Phase 1 (formerly known as Legacy Creek Subdivision). The intent is residential. The purpose of this reconsideration is to reconfigure roadways and lot layouts. [25-P&Z-152](#)

PL-164-2025
District VII - Cm. Vanessa Perez

8. Consideration Of The Following Plats And Preliminary Replats:

- 8A** Preliminary consideration of the plat of Lago Del Valle Subdivision, Phase XI. The intent is residential. [25-P&Z-151](#)

PL-162-2025
District III - Cm. Melissa R. Cigarroa

9. Consideration of The Following Final Plats And Final Replats:

- 9A** Final consideration of the replat of part of Lot 5 and all of Lot 7 & 8, Block 1020, Western Division into Lot 8A, Block 1020, Western Division. The intent is residential. [25-P&Z-155](#)

PL-159-2025
District VIII - Cm. Alyssa Cigarroa

- 9B** Final consideration of the replat of Lot 1, Block 1, Lago Del Valle Subdivision, Phase III and Tract II of Mezquite Land Development, Inc. into Lot 1A, Block 1 & Lots 1-15, Block 2, Lago Del Valle Subdivision, Phase III. The intent is residential. [25-P&Z-156](#)

PL-161-2025
District III - Cm. Melissa R. Cigarroa

10. Adjournment

This notice was posted at the municipal government office, 1110 Houston St, Laredo , Texas, At a place convenient and readily accessible to the public at all times. Said notice was posted on Friday, June 27, 2025 by 6:00 P.M.

City of Laredo

Planning & Zoning Commission

Meeting Date: 7/3/2025
Ordinance 5A

Public Hearing and Recommendation of an

SUBJECT

Amending the Zoning Ordinance (Map) of the City of Laredo by authorizing the issuance of a Special Use Permit for Storage of Flammable and Explosive Products (Above-Ground Fuel Storage Tank) on Lots 1, 2, 3, 4, 5 and 6, Block 3, Amended Plat of Millennium Park, located at 18702, 18706, 18710 Metropolitan Road and 18701, 18705, 18709 World Trade Center Loop.

ZC-054-2025
District VII

PREVIOUS COUNCIL ACTION

None.

BACKGROUND

Initiated By: GPSS Metropolitan Road Owner, Owner; Outpost, Mitch Violett, Applicant; Korp Group, PLLC, Representative

Council District: VII - Cm. Vanessa Perez

Zoning District: M-1 (Light Manufacturing District) zoning district

Proposed use: Storage of Flammable and Explosive Products (Above-Ground Fuel Storage Tank)

Site: The site is occupied by an industrial trucking company (Transmaquila, Inc.)

Surrounding land uses: To the north of the site is Natap Lane and industrial uses, such as, Cross Docking and Warehouse Systems, Valverde Forwarding, and A Z Warehouse. To the east of the site is World Trade Center Loop and industrial uses, such as, Rapid Transport, Elyssen Logistics and Engineering, R S Forwarding, and Snider Fleet Solutions. To the south of the site is World Trade Center Loop and industrial uses, such as, Rush Truck Center - Laredo Northwest and Oak Truck Lines. To the west of the site is Metropolitan Road, industrial uses, such as, Select Energy Services, and Mines Road (FM 1472).

Comprehensive Plan: The Future Land Use Map recognizes this area as Light Industrial.
<https://www.cityoflaredo.com/LaredoPlanning/wp-content/uploads/2021/03/viva-laredo-city-of-laredo-comprehensive-plan.pdf#page=39>

Transportation Plan: The Long Range Thoroughfare Plan identifies Metropolitan Road, World Trade Center Loop, and Natap Lane as a local street.

<https://www.cityoflaredo.com/home/showpublisheddocument/17680/638703100333370000>

Letters sent to surrounding property owners: 17 In Favor: 0 Opposed: 0

COMMITTEE RECOMMENDATION

The Planning & Zoning Commission in a ____ to ____ vote recommended ____ of the special use permit.

STAFF RECOMMENDATION

A Special Use Permit is used for those types of uses that warrant individual attention on a case by case basis and should not be categorized in a zoning district. A Special Use Permit is basically an overlay on top of the existing zoning designation and can be limited in many respects, such as time, fencing, setbacks, landscaping, etc. A Special Use Permit is required for storage and handling of hazardous materials located in M-1 zoning districts. The property is in a M-1 (Light Manufacturing District) zoning district.

Staff supports the proposed special use permit for the following reasons:

1. The proposed use is not out of character since there are industrial uses existing within the vicinity of the site.
2. There are no residential uses or institutional uses near the proposed site.

General Comments:

1. The approval of the conditional use permit does not guarantee the issuance of the building permit.
2. The use authorized by the conditional use permit is required to abide by all relevant municipal codes.

If approved, Staff suggests the following conditions:

1. The City Fire Chief or designee shall approve the location and treatment of premises of the above ground fuel storage tank as per Section 24-93.4.2.
2. Applicant shall submit to the Fire Department for an above ground fuel storage tank permit.
3. The hours of operation shall be 24 hours a day, seven (7) days a week (24/7).
4. The above ground fuel storage tank shall be for private use only.
5. The above ground fuel storage tank shall only fuel those tractor trailers (18 wheelers) owned by the business.
6. The general public shall not be permitted to fuel vehicles or tractor-trailers (18-wheelers).

7. The above ground fuel storage tank shall not be abutting the nearest property lines, but shall be located in the middle of the property.
8. There shall be bollards surrounding the above ground fuel storage tank as protection from vehicle impact.
9. The above ground fuel storage tank shall be placed within above-ground cement barriers as a spillage prevention measure.
10. A catch basin or containment shall be required as per the International Fire Code.
11. There shall not be parking spaces near the above ground fuel storage tank.
12. There shall be signage of 'Flammable = "No Smoking"' in both English and Spanish located throughout the property.
13. Noise, odors, and air pollutants shall not negatively affect adjacent properties.
14. The applicant shall follow all rules and regulations as required by the Occupational Safety and Health Administration.
15. The establishment shall be kept in a sanitary condition.
16. Lighting of property shall be screened to avoid adverse impact on adjacent residential neighborhoods.
17. Landscaping shall be provided in accordance with the City of Laredo Land Development Code.
18. The establishment must make provisions to keep litter to a minimum, and to keep it from blowing onto adjacent streets and properties.
19. Signage shall be consistent with the City's Sign Ordinance.
20. The proposed use shall not exceed the "Occupant Load" as set forth in the Certificate of Occupancy with Occupant Load issued to the SUP business holder.
21. The proposed use shall, during all hours of operation, maintain, free from obstruction or impediment to full instant use in the case of fire or other emergency, all exit accesses, exits or exit discharges.
22. The proposed use shall undergo an annual Fire Inspection.
23. All permits, licenses, certifications and inspections required by the codes and ordinances of the City of Laredo shall be kept up to date and current, including but not limited to: a. Food Manager License (annual), b. Food Handler's Permit (annual), c. Certificate of Occupancy with Occupant Load. Occupant Load being the approved capacity of a building or portion thereof.

24. Owner shall comply with Building, Health, Safety, Fire, Environmental, and all applicable codes and regulations as required.

25. The use authorized by the special use permit is required to abide by all relevant municipal codes.

IMPACT ANALYSIS

Is this change contrary to the established land use pattern?

The area is surrounded by industrial uses.

Would this change create an isolated zoning district unrelated to surrounding districts?

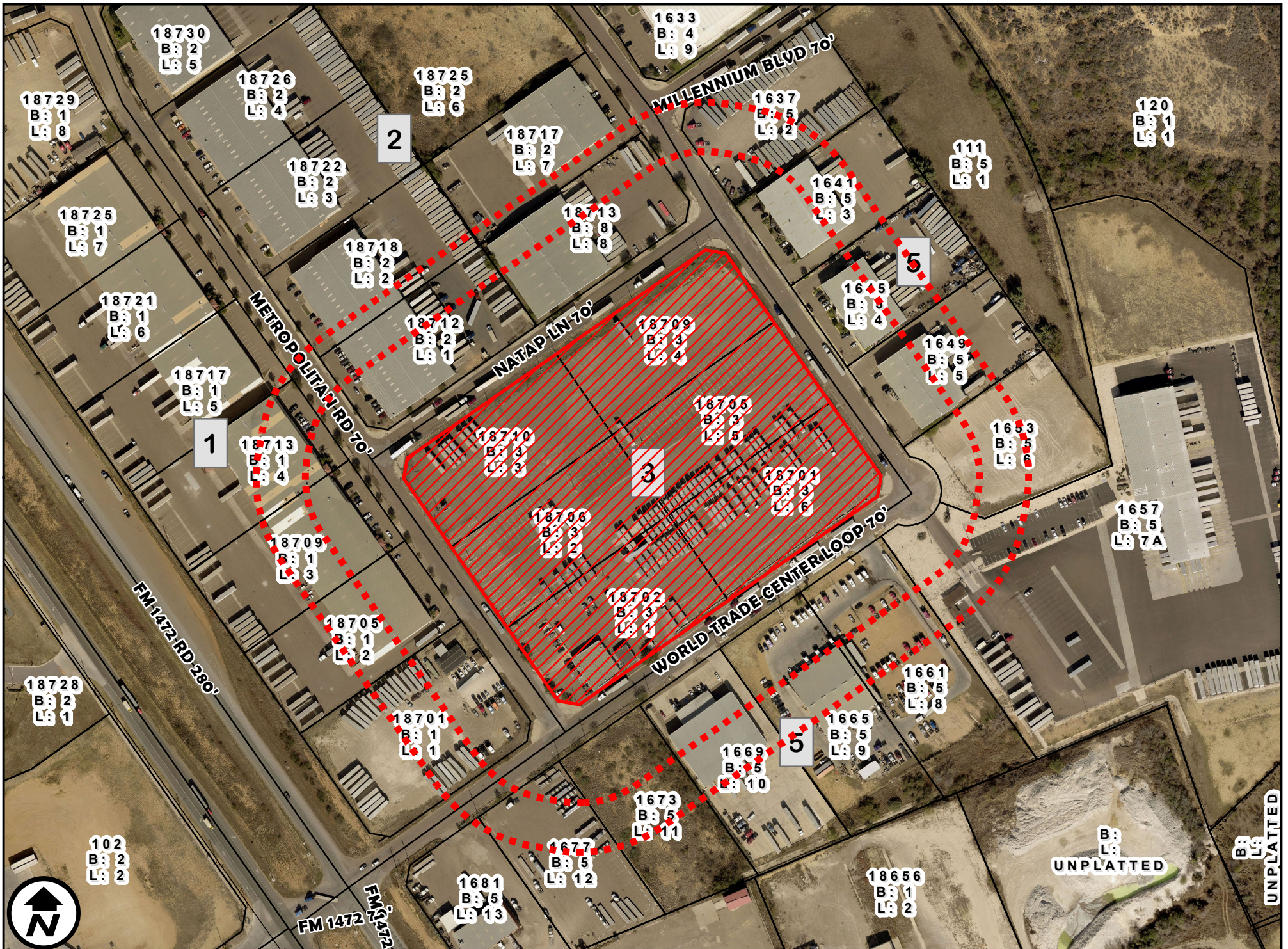
The zoning will not change.

Will change adversely influence living conditions in the neighborhood?

Possibly.

Are there substantial reasons why the property cannot be used in accordance with existing zoning?

Yes. The underlying zone requires the SUP overlay to allow for Storage of Flammable and Explosive Products (Above-Ground Fuel Storage Tank) as intended by the applicant.



AERIAL MAP

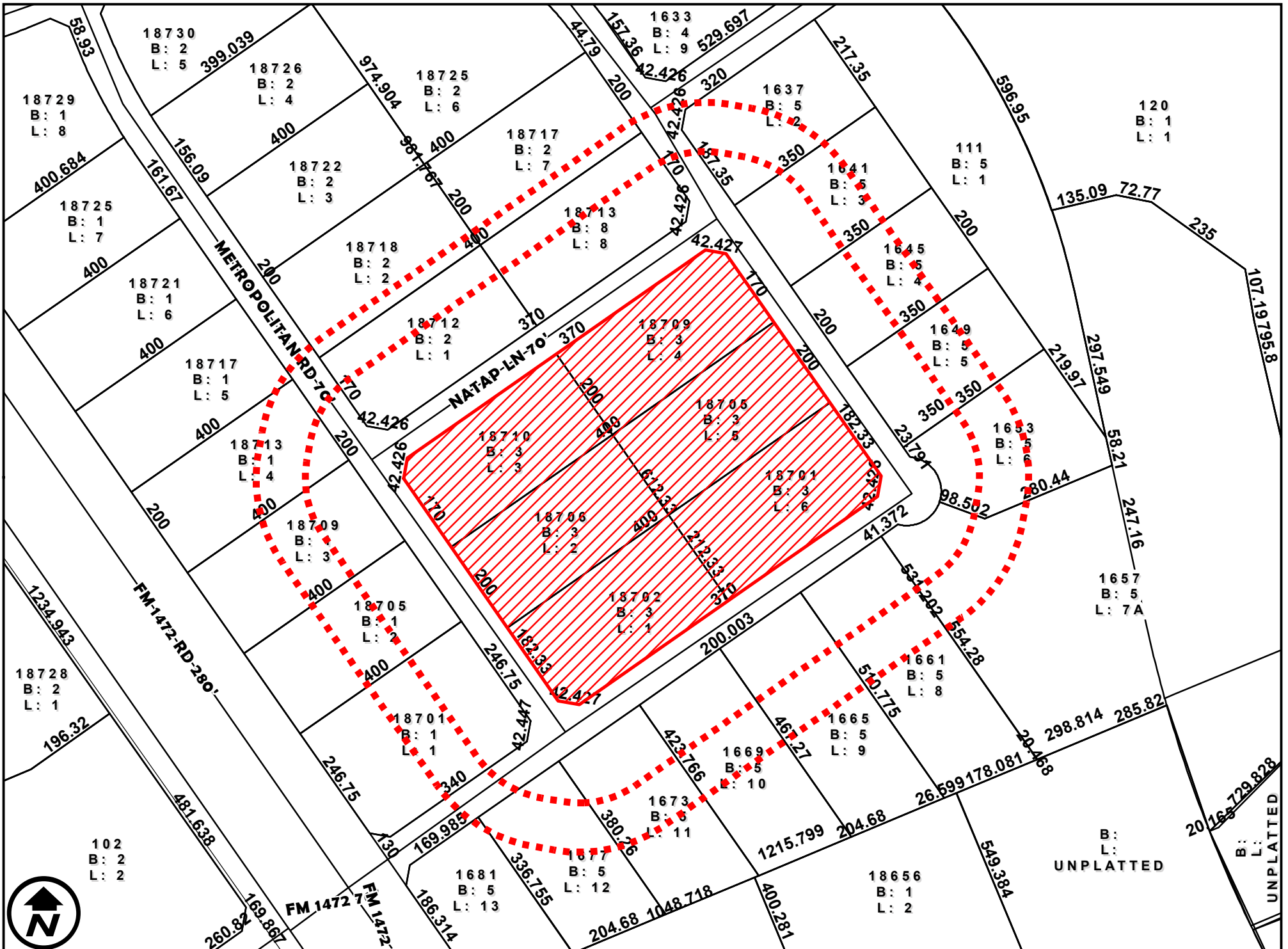
1 inch = 250 feet

ZC-054-2025
COUNCIL DISTRICT 7
18702, 18706, 18710 METROPOLITAN ROAD AND
18701, 18705, 18709 WORLD TRADE CENTER LOOP

APPLICATION FOR
M-1 (LIGHT MANUFACTURING DISTRICT) TO
S.U.P FOR STORAGE AND HANDLING OF HAZARDOUS MATERIALS

UNPLATTED

UNPLATTED



DIMENSIONS MAP

1 inch = 250 feet

ZC-054-2025
COUNCIL DISTRICT 7
18702, 18706, 18710 METROPOLITAN ROAD AND
18701, 18705, 18709 WORLD TRADE CENTER LOOP

APPLICATION FC 10
M-1 (LIGHT MANUFACTURING DISTRICT) T
S.U.P FOR STORAGE AND HANDLING OF HAZARDOUS MATERIALS

B:
L:
UNPLATTED

2016-729.828
UNPLATTED
B:
L:

1657
B: 5
L: 7A

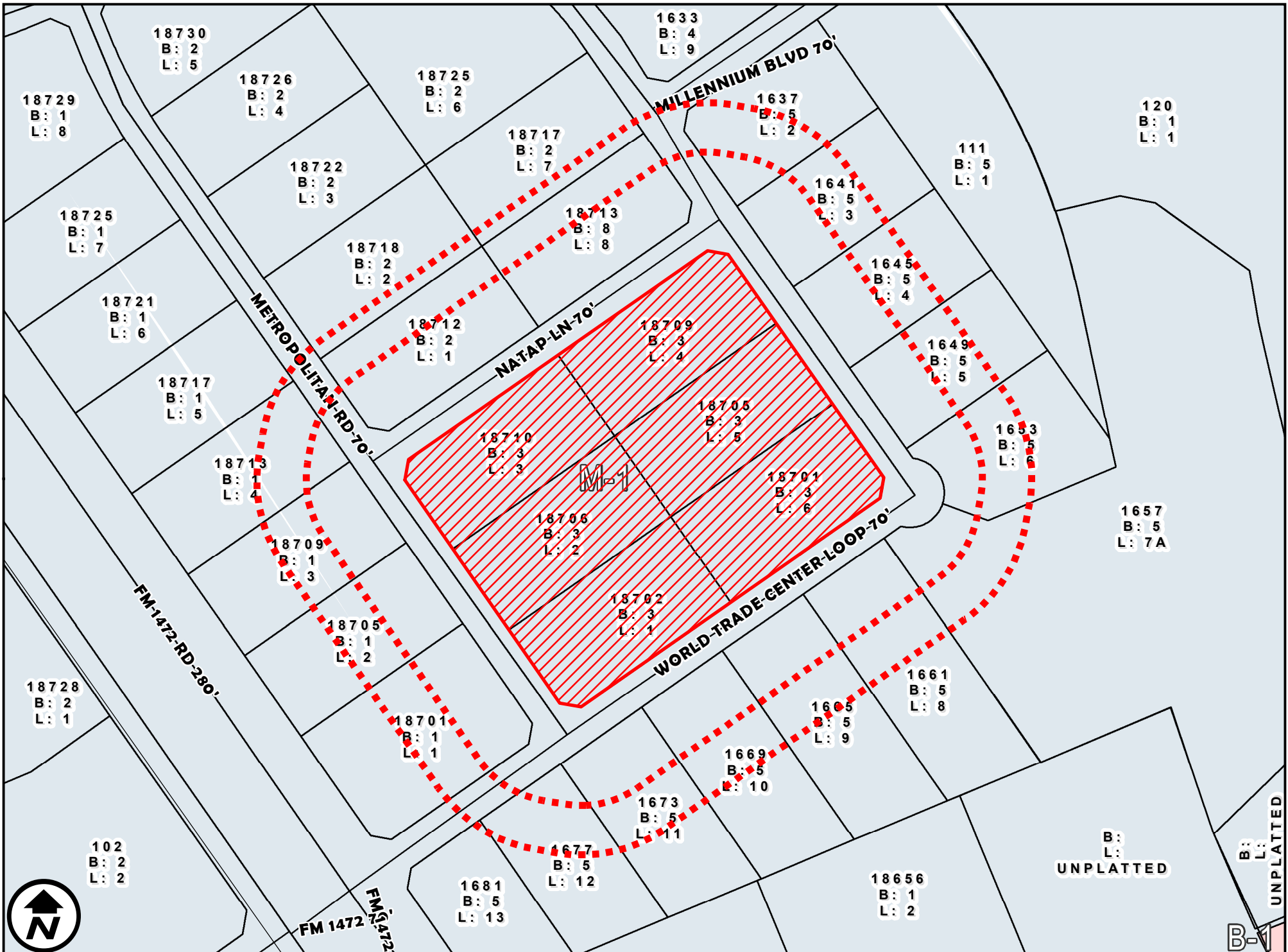
18656
B: 1
L: 2

1669
B: 5
L: 10

1673
B: 5
L: 11

1681
B: 5
L: 13



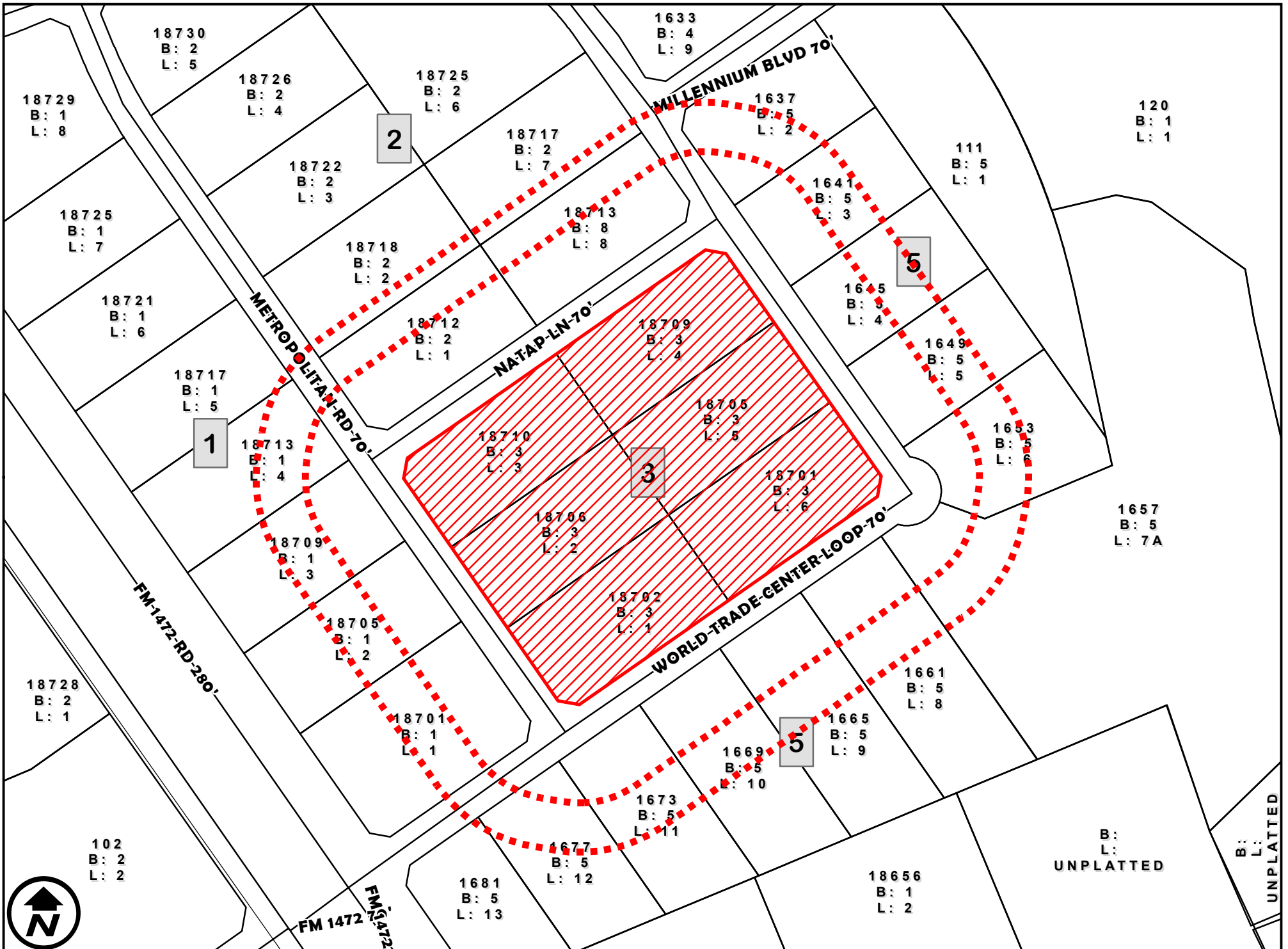


ZONING MAP

1 inch = 250 feet

ZC-054-2025
COUNCIL DISTRICT 7
18702, 18706, 18710 METROPOLITAN ROAD AND
18701, 18705, 18709 WORLD TRADE CENTER LOOP

APPLICATION FC 11
M-1 (LIGHT MANUFACTURING DISTRICT) T-1
S.U.P FOR STORAGE AND HANDLING OF HAZARDOUS MATERIALS

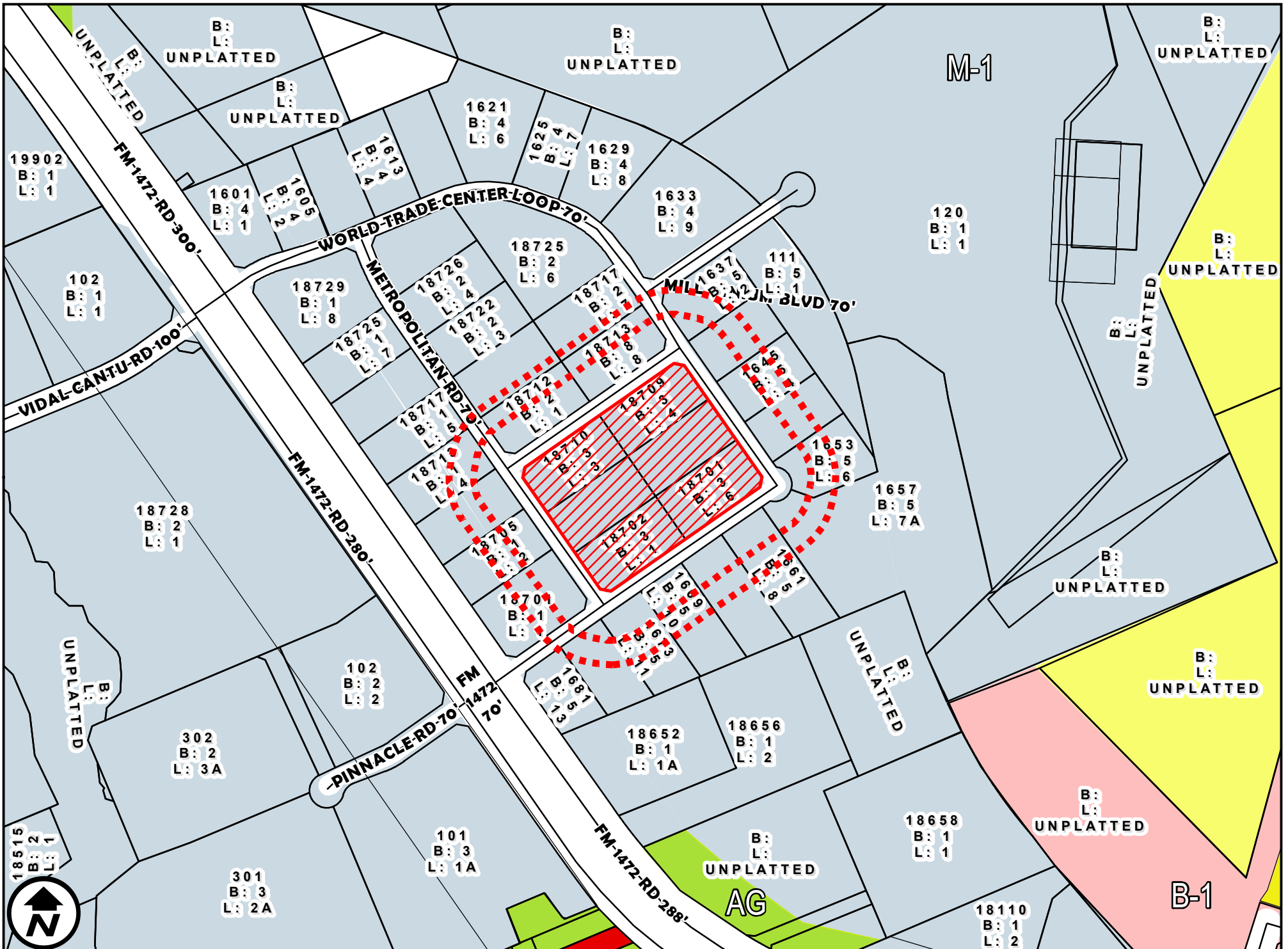


SURVEY MAP

1 inch = 250 feet

ZC-054-2025
COUNCIL DISTRICT 7
18702, 18706, 18710 METROPOLITAN ROAD AND
18701, 18705, 18709 WORLD TRADE CENTER LOOP

APPLICATION FC 12
M-1 (LIGHT MANUFACTURING DISTRICT) T-1
S.U.P FOR STORAGE AND HANDLING OF HAZARDOUS MATERIALS

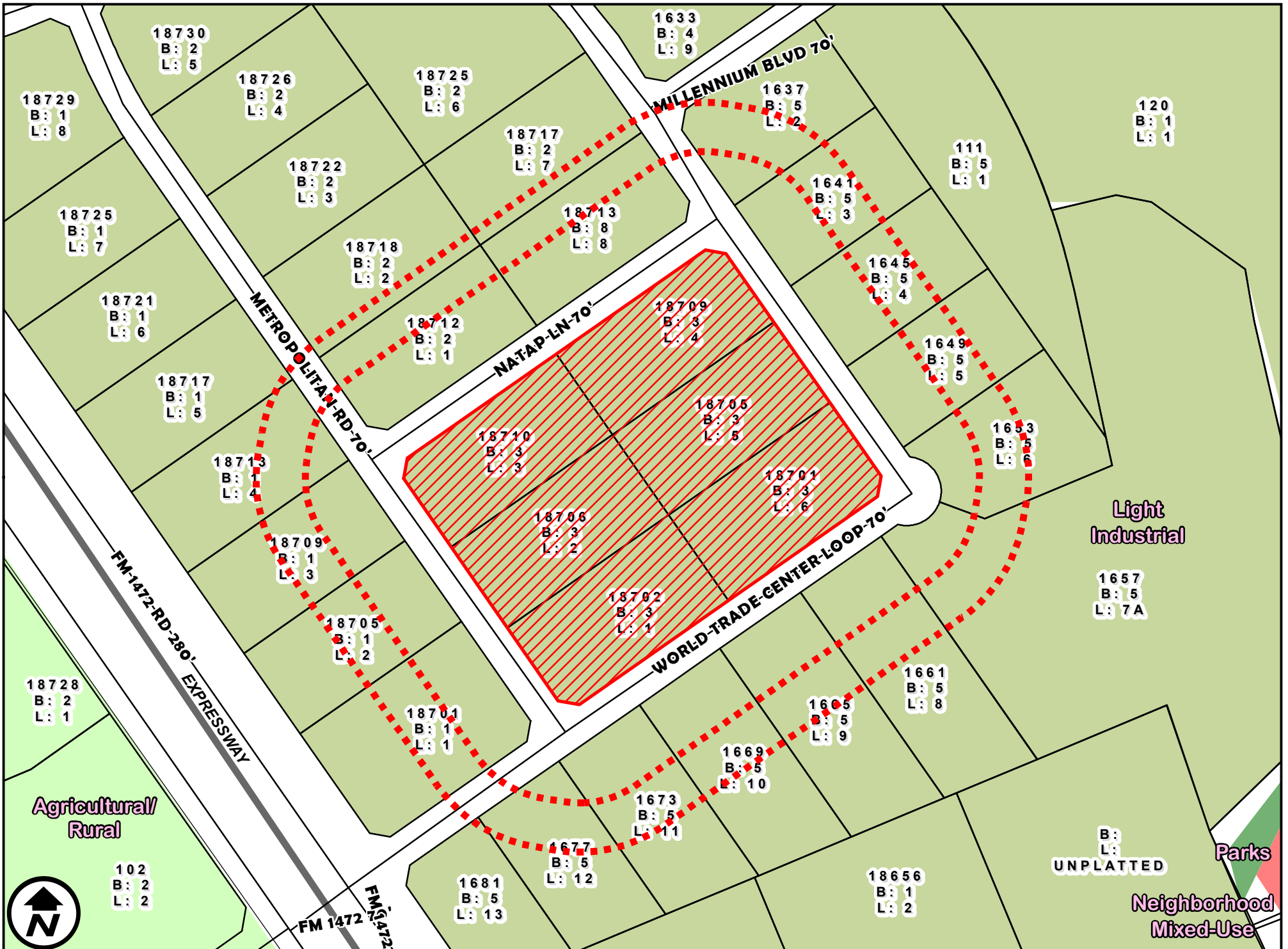


ZONING OVERVIEW

1 inch = 500 feet

ZC-054-2025
COUNCIL DISTRICT 7
18702, 18706, 18710 METROPOLITAN ROAD AND
18701, 18705, 18709 WORLD TRADE CENTER LOOP

APPLICATION FC 13
M-1 (LIGHT MANUFACTURING DISTRICT) 1
S.U.P FOR STORAGE AND HANDLING OF HAZARDOUS MATERIALS

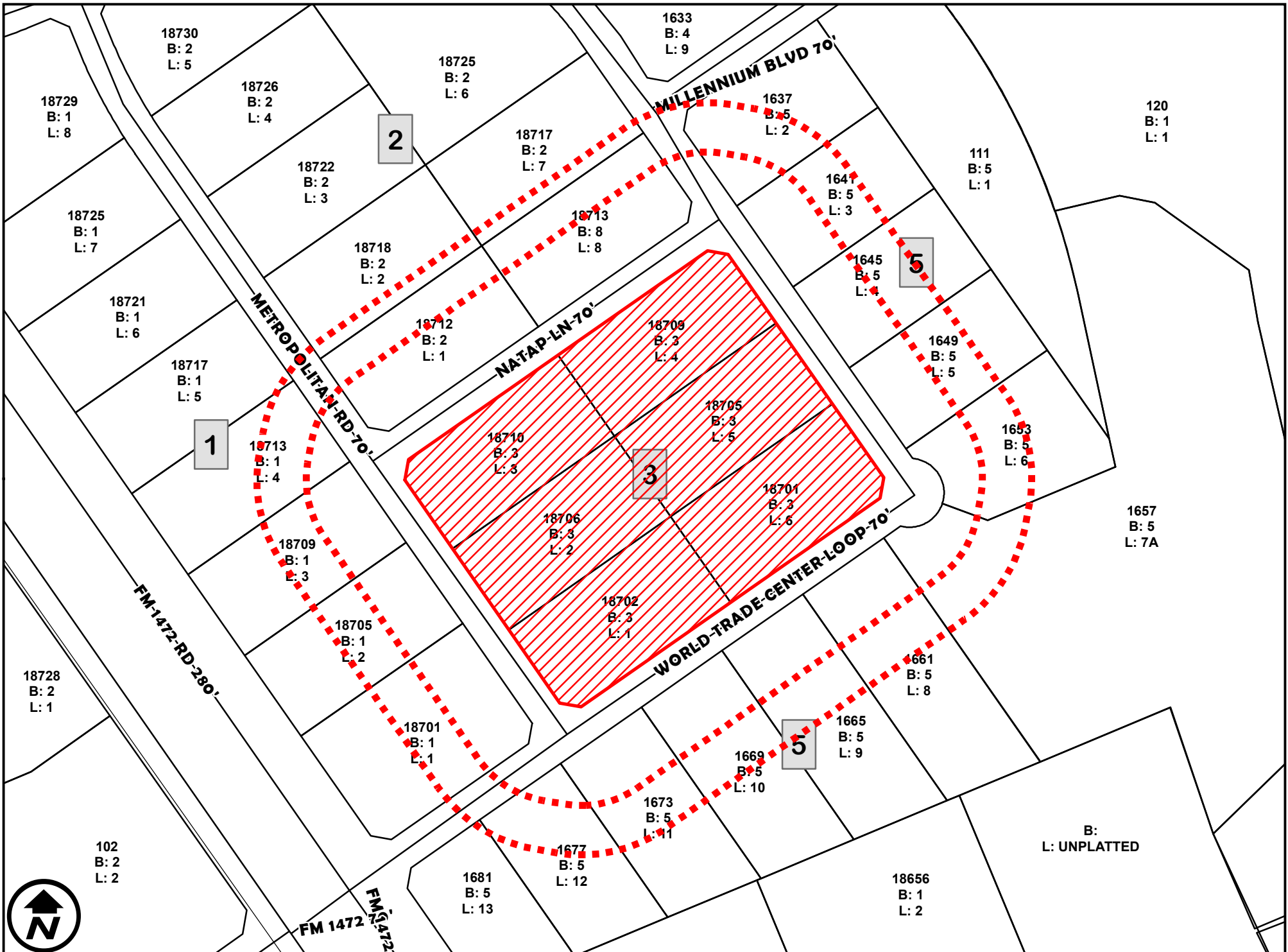


FUTURE LANDUSE

1 inch = 250 feet

ZC-054-2025
COUNCIL DISTRICT 7
18702, 18706, 18710 METROPOLITAN ROAD AND
18701, 18705, 18709 WORLD TRADE CENTER LOOP

APPLICATION FC 14
M-1 (LIGHT MANUFACTURING DISTRICT) T
S.U.P FOR STORAGE AND HANDLING OF HAZARDOUS MATERIALS



1 inch = 250 feet

May 20, 2025

City of Laredo
Planning Department
1413 Houston Street
Laredo, TX 78040

**RE: Truck Yard Improvements – Above Ground Fueling Station
18702 Metropolitan Road
Special Use Submittal**


This letter is regarding the submittal for a special use permit for the above-listed site. A special use permit is required, as the applicant is looking to install an above ground fueling system to provide fuel services for semi-trucks within the existing truck parking facility. Per section 24.93.4.2 of the City's land development code, a special use permit is required for storage of flammable and explosive products on site.

The existing site contains 6 total parcels with a total area of 11.205 acres and is zoned M-1. The existing site is a truck parking facility surrounded by security fencing, with an office building and guard shack located near the SW corner of the site. There are also a total of 89 standard parking spaces near the SW corner of site, with a handful of spaces just inside the security fencing still near the office building and guard shack. Of the 89 total parking spaces, there are 3 ADA stalls provided. The existing office building is roughly 4,464 SF in size. Within the secure truck parking area, there are approximately 332 trailer parking spaces.

In the secure truck parking yard, there is a space near the NW corner of the yard that contains 26 trailer parking spaces. It is proposed that the eastern six stalls will be eliminated in order to provide an above ground fueling station, which would be secondary use to the current primary use of truck parking. This above ground fueling station would provide diesel gas for the semi-trucks utilizing the parking yard. The above ground tank would have a capacity of 3,500 gallons with one fuel pump. The tank will be installed on top of the existing heavy-duty asphalt within the yard. An electrical service line will be provided to the system from the existing transformer on site to the NW.

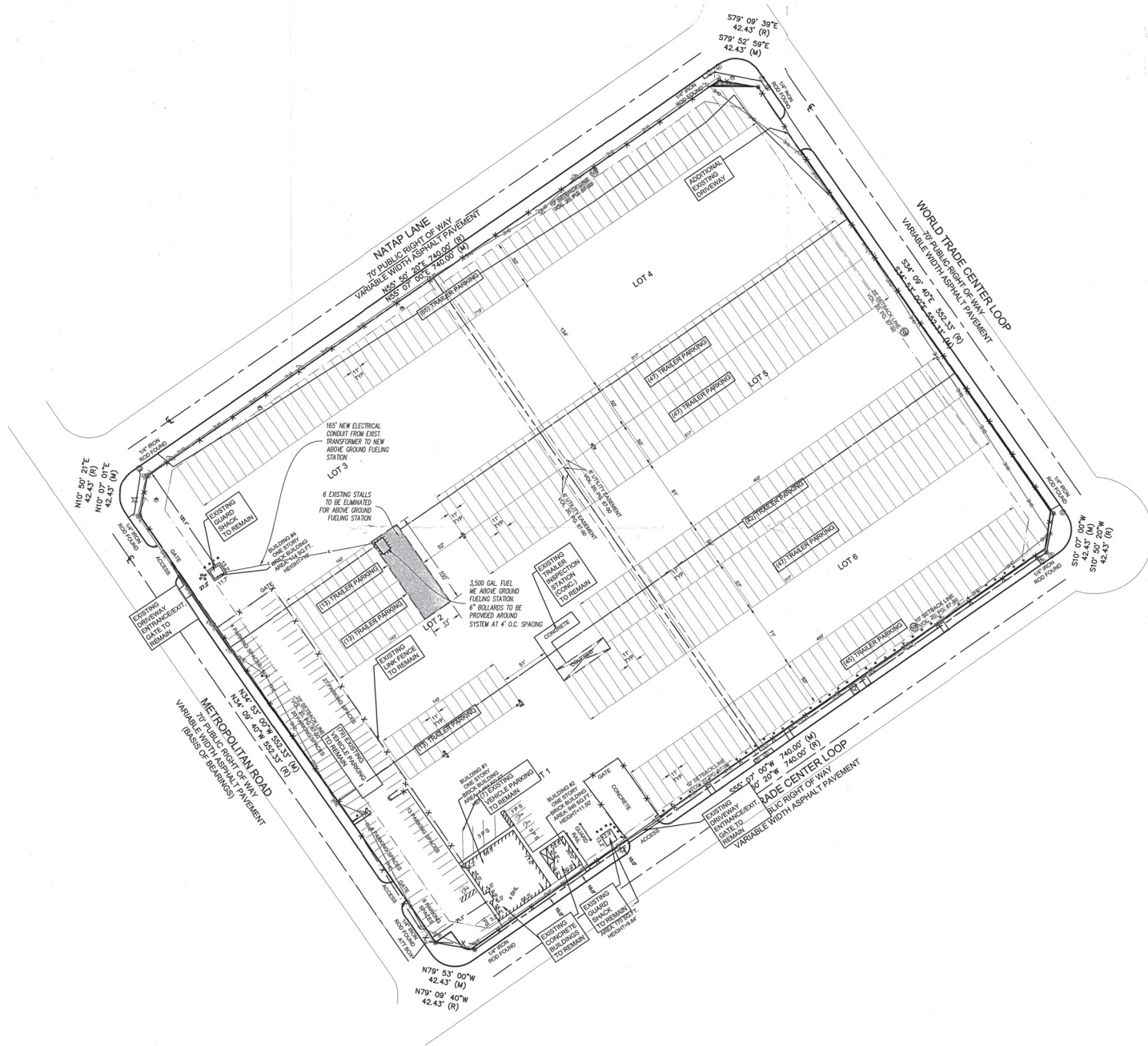
Included with this letter are PDFs of the site plan, specs on the above ground fueling station and special use application. As always, please do not hesitate to call if you have additional questions or concerns.

Respectfully submitted,



Matthew T. Ervin, P.E.
Project Manager

Naperville, IL (HQ) • Des Moines, IA



SITE ANALYSIS

METRO METROPOLITAN RD
LAREDO, TX
PROPOSED USE: EXISTING TRUCK PARKING (PRIMARY)
ADJACENT FUEL STATION (ACCESSORY)
EXISTING ZONING: M-1
REQUIRED ZONING: M-1 SPECIAL USE

LEGEND

PROPERTY LINE
EASEMENT LINE
SETBACK LINE

SITE NOTES

1. ALL DIMENSIONS ARE BACK OF CURB UNLESS OTHERWISE NOTED.
2. ALL CURB RADIUS ARE BACK OF CURB UNLESS OTHERWISE NOTED.
3. CONTRACTOR TO VERIFY DIMENSIONS PRIOR TO STARTING WORK AND NOTIFY ENGINEER IF ANY DISCREPANCIES ARE FOUND.
4. CONTRACTOR WILL BE RESPONSIBLE FOR REPAIRING ALL EXISTING PAVEMENT DAMAGED DURING CONSTRUCTION.
5. SEE DETAILS FOR RETAINMENT AND CONCRETE PAVEMENT SECTIONS.
6. CONTRACTOR SHALL COMPLY ARCHITECTURAL AND ENGINEERING PLANS FOR INTERFERENCE COMPATIBILITY.
7. ALL CURB AND GUTTER SHALL BE 18" BARRER CURB UNLESS OTHERWISE NOTED ON PLANS.
8. THREE (3) DRILLED AND GROUTED NO. 5 REINFORCING BARS OR EXPANSION BE ANCHORS, 5'1" IN DIAMETER SHALL BE USED TO TIE THE NEW CURB AND GUTTER TO THE EXISTING CURB AND GUTTER ON EACH SIDE.

LEGAL DESCRIPTION

LOTS ONE (1), TWO (2), THREE (3), FOUR (4), FIVE (5) AND SIX (6), BLOCK THREE (3), AMENDED PLAT OF WILLOW PARK, IN THE CITY OF LAREDO, WEBB COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN VOLUME 39, PAGE 35-36, PLAT RECORDS, WEBB COUNTY, TEXAS, REFERENCE TO WHICH IS HERE MADE FOR ALL PURPOSES.



KORU
Koru Group, PLLC
2135 CityGate Lane, STE 330
Hesperia, IL 60553

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KORU Group, PLLC

The drawings and the contents herein are the sole property of Koru Group, PLLC and no portion of any view be printed or copied without the express permission of this office.

CLIENT:

CONSULTING ARCHITECT:

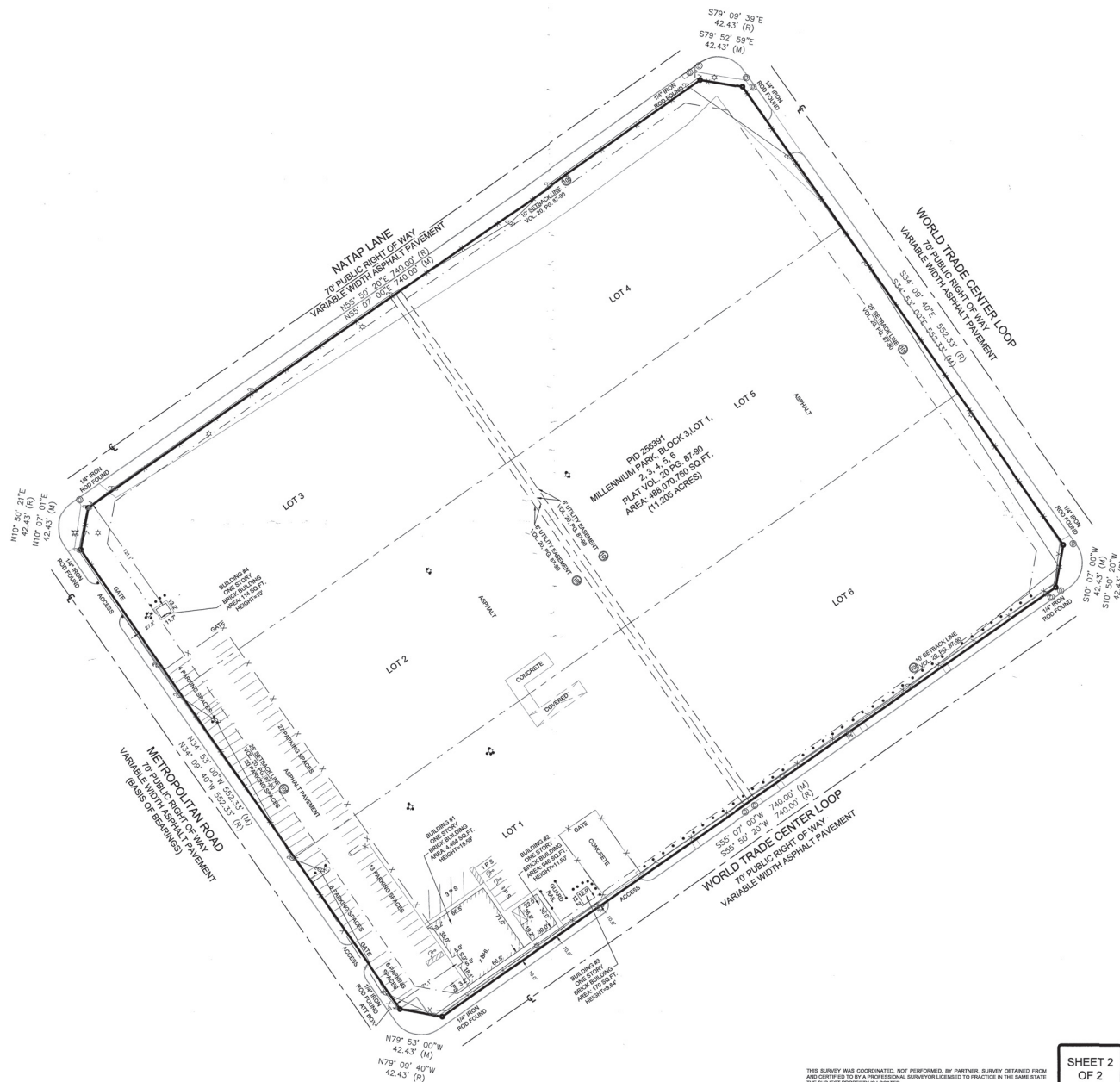
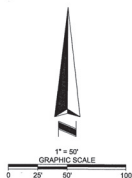
GENERAL CONTRACTOR:

New Construction:
Truck Yard Improvements
18702 Metropolitan Road
Laredo, Texas

PROJECT NUMBER: 25004
DRAWN BY: MTE
REVIEWED BY: MTE
SHEET TITLE:
PRELIM SITE PLAN
SHEET NO.
S1

NOT FOR CONSTRUCTION

PRINTED TO SCALE. BOTH THESE DIMS WILL MEASURE 1" = 100'



- LEGEND**
- BOLLARD
 - ⊕ FIRE HYDRANT
 - + GUY ANCHOR
 - ⊗ HANDICAP PARKING SPACE
 - ⊙ LIGHT POLE
 - ▨ NO PARKING AREA
 - ⊙ SET/FOUND MONUMENT AS NOTED
 - SIGN
 - ⊙ STORM MANHOLE
 - ⊕ UTILITY POLE
 - (M) MEASURED
 - PS PARKING SPACE(S)
 - (R) RECORD
 - 50 FT. SQUARE FEET
 - ADJUNCTION LINES
 - BOUNDARY
 - BUILDING
 - CENTER LINE
 - CHAINLINK FENCE
 - OVERHEAD UTILITY LINE
 - ZONING SETBACK

2021 ALTANS/PS LAND TITLE SURVEY

TRANSMAGUIA, INC.
 SITE ADDRESS
 18702 METROPOLITAN ROAD
 CITY OF LAREDO
 WEBB COUNTY, TEXAS 78045

PARTNER PROJECT NUMBER: 23-398805.2

COORDINATED BY

PARTNER

DATE: _____ REVISIONS: _____ DRAWN BY: DK _____ CHECKED BY: ECE _____ DATE NO.: 8988
 FILENAME: 18702 METROPOLITAN ROAD.DWG

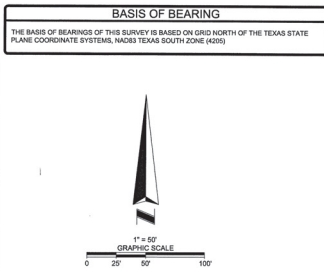
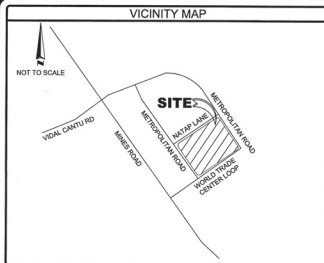
SURVEYED BY

ELIZONDO & ASSOCIATES
 SURVEYING + MAPPING
 11153 Westwood Loop Suite 120, San Antonio, TX 78253
 Phone: (210) 375-4128 elizondosurvey.com

SHEET 2
OF 2

THIS SURVEY WAS COORDINATED, NOT PERFORMED, BY PARTNER. SURVEY OBTAINED FROM AND CERTIFIED TO BY A PROFESSIONAL SURVEYOR LICENSED TO PRACTICE IN THE SAME STATE THE SUBJECT PROPERTY IS LOCATED.

COPYRIGHT © PARTNER ALL RIGHTS RESERVED. USE OF THIS FORMAT IS STRICTLY PROHIBITED WITHOUT PRIOR WRITTEN CONSENT.



OBSERVED SIGNIFICANT OBSERVATIONS

NONE OBSERVED AT THE TIME SURVEY WAS PERFORMED.

| ZONING INFORMATION | | | |
|----------------------------|---|-----------------------|--|
| ITEM | REQUIRED | CONTACT: | |
| ZONING DESIGNATION | | REPORT DATE: | |
| MINIMUM LOT AREA (SQ. FT.) | | REPORT #: | |
| MINIMUM FRONTAGE | | | |
| MINIMUM LOT WIDTH | | | |
| MAX IMPERVIOUS COVERAGE | | PARKING REQUIREMENTS: | |
| MAX BUILDING HEIGHT | | | |
| MINIMUM SETBACKS | | | |
| FRONT | | | |
| SIDE | | | |
| REAR | | | |
| NOTES: | ZONING REPORT NOT PROVIDED AT THE TIME OF SURVEY. | | |

FLOOD INFORMATION

BY GRAPHIC PLOTTING ONLY, THIS PROPERTY LIES WITHIN ZONE "C" AS SHOWN ON THE FLOOD INSURANCE RATE MAP, COMMUNITY PANEL NO. 4847C/100C (MAP NO. 48065), WHICH BEARS AN EFFECTIVE DATE OF 4/22/2008, AND IS NOT IN A SPECIAL FLOOD HAZARD AREA. NO FIELD SURVEYING WAS PERFORMED TO DETERMINE THIS ZONE.

ZONE "C" DENOTES AREAS DETERMINED TO BE OUTSIDE THE 1% ANNUAL CHANCE FLOODPLAIN.

- NOTES CORRESPONDING TO SCHEDULE "B" ITEMS
- THE FOLLOWING RESTRICTIVE COVENANTS OF RECORD ITEMIZED BELOW (WE MUST EITHER INSERT SPECIFIC RECORDING DATA OR DELETE THIS EXCEPTION):
VOLUME 244, PAGE 300, VOLUME 551, PAGE 153 AND VOLUME 1146, PAGE 209 IN THE OFFICIAL RECORDS, WEBB COUNTY, TEXAS, BUT OMITTING ANY COVENANT, CONDITION OR RESTRICTION BASED ON RACE, COLOR, RELIGION, SEX, HANDICAP, FAMILIAL STATUS, OR NATIONAL ORIGIN, UNLESS AND ONLY TO THE EXTENT THAT SAID COVENANT (A) IS EXEMPT UNDER CHAPTER 42, SECTION 307 OF THE UNITED STATES CODE OR (B) RELATES TO HANDICAP BUT DOES NOT DISCRIMINATE AGAINST HANDICAPPED PERSONS.
AFFECTS, NON SURVEY RELATED ITEM.
 - THE FOLLOWING MATTERS AND ALL TERMS OF THE DOCUMENTS CREATING OR OFFERING EVIDENCE OF THE MATTERS (WE MUST INSERT MATTERS OR DELETE THIS EXCEPTION):
101. EASEMENTS AND RESERVATIONS AS SHOWN ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN VOLUME 39, PAGES 87-89, MAP RECORDS, WEBB COUNTY, TEXAS.
AFFECTS, AS SHOWN ON SURVEY.
 - EASEMENT FOR UNDERGROUND FACILITIES GRANTED TO SOUTHWESTERN BELL TELEPHONE COMPANY, DATED JANUARY 26, 1991, RECORDED IN VOLUME 549, PAGE 140, REED RECORDS, WEBB COUNTY, TEXAS.
AFFECTS, UNABLE TO PLOT, EASEMENT IS BLANKET IN NATURE.
 - EASEMENT AND RIGHT OF WAY GRANTED TO CENTRAL POWER AND LIGHT COMPANY, DATED MAY 30, 2000, RECORDED IN VOLUME 539, PAGE 673, OFFICIAL RECORDS, WEBB COUNTY, TEXAS.
DOES NOT AFFECT SUBJECT PROPERTY.
 - MAINTENANCE AND/OR SPECIAL ASSESSMENT(S) PAYABLE TO LAREDO MILLENNIUM PARK PROPERTY OWNERS' ASSOCIATION, INC. AS SET OUT IN INSTRUMENT DATED AUGUST 15, 2009, FILED AUGUST 15, 2009 RECORDED IN VOLUME 593, PAGE 152, OFFICIAL RECORDS, WEBB COUNTY, TEXAS, AND THE SAME ARE EXPRESSLY MADE SUBORDINATE, SECONDARY AND INFERIOR TO ALL LIENS FOR TAXES AND SPECIAL ASSESSMENTS LEVIED BY ANY GOVERNMENTAL AGENCY AND ALL LIENS SECURED AMOUNTS DUE OR TO BECOME DUE UNDER ANY MORTGAGE, VENDOR'S LIE OR DEED OF TRUST FILED FOR RECORD PRIOR TO THE DATE PAYMENT FOR SUCH ASSESSMENT FOR COMMON EXPENSES BECOMES DUE.
AFFECTS, NON SURVEY RELATED ITEM.

TITLE DESCRIPTION

TITLE DESCRIPTION OF LAND:
LOTS ONE (1), TWO (2), THREE (3), FOUR (4), FIVE (5) AND SIX (6), BLOCK THREE (3), AMENDED PLAT OF MILLENNIUM PARK, IN THE CITY OF LAREDO, WEBB COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN VOLUME 40, PAGES 87-90, PLAT RECORDS, WEBB COUNTY, TEXAS, REFERENCE TO WHICH IS HERE MADE FOR ALL PURPOSES.
THE SURVEYED PROPERTY IS THE SAME PROPERTY AS SHOWN ON FIDELITY NATIONAL TITLE INSURANCE COMPANY COMMITMENT NO. 38091229188 HAVING AN EFFECTIVE DATE OF MAY 28, 2023.

- SURVEYOR'S NOTES
- ALL STATEMENTS WITHIN THE CERTIFICATION, AND OTHER REFERENCES LOCATED ELSEWHERE HEREON, RELATED TO UTILITIES, IMPROVEMENTS, STRUCTURES, BUILDINGS, PARTIAL WALLS, EASEMENTS, BENCHMARKS, FOUNDATIONS AND POSSIBLE ANCHORAGE, ARE BASED SOLELY ON ABOVE GROUND, VISIBLE EVIDENCE, UNLESS ANOTHER SOURCE OF INFORMATION IS SPECIFICALLY REFERENCED HEREON.
 - SUBJECT TRACT HAS DIRECT PHYSICAL DRIVEWAY ACCESS TO METROPOLITAN ROAD A WORLD TRADE CENTER LOOP, A DEDICATED PUBLIC RIGHT-OF-WAYS.
 - THE DIMENSIONS AND AREA OF THE BUILDING(S) SHOWN ARE BASED ON THE BUILDING'S EXTERIOR FOOTPRINT AT GROUND LEVEL.
 - THE POINT OF HEIGHT MEASUREMENT IS IDENTIFIED ON THE SURVEY AND WAS TAKEN FROM THE NEAREST ADJACENT GRADE AT SAID POINT. THIS POINT REPRESENTS THE HEIGHT OF THE STRUCTURE AS OBSERVED FROM GROUND LEVEL.
 - NO UNDERGROUND UTILITIES HAVE BEEN LOCATED AND/OR SHOWN ON THIS SURVEY. ONLY VISIBLE AND APPARENT ABOVE GROUND UTILITY APPURTENANCES ARE SHOWN.
 - THERE IS NO OBSERVABLE EVIDENCE OF EARTH MOVING WORK, OR BUILDING CONSTRUCTION ON THE SURVEYED PROPERTY.
 - THERE ARE NO OBSERVABLE EVIDENCE OF ANY CHANGES IN STREET RIGHT-OF-WAYS OR RECENT STREET OR SIDEWALK CONSTRUCTION OR REPAIR.
 - THERE IS NO OBSERVABLE EVIDENCE OF CEMETERIES ON THE SURVEYED PROPERTY.
 - ALL RECIPROCAL EASEMENT AGREEMENTS (REAP) THAT HAVE BEEN REPORTED BY THE TITLE REPORT PROVIDED HAVE BEEN DENOTED ON THE SURVEY AND ARE SHOWN HEREON. THE LIMITS OF ANY OFFSITE APPURTENANT EASEMENTS THAT HAVE BEEN REPORTED BY THE TITLE REPORT PROVIDED HAVE BEEN DENOTED ON THE SURVEY AND ARE SHOWN HEREON.
 - THIS SURVEY DOES NOT PROVIDE A DETERMINATION OR OPINION CONCERNING THE LOCATION OR EXISTENCE OF WETLANDS, FAULT LINES, TOXIC OR HAZARDOUS WASTE AREAS, SUBSURFACE, SUBSURFACE AND ENVIRONMENTAL CONDITIONS OR GEOLOGICAL ISSUES. NO STATEMENT IS MADE CONCERNING THE SUITABILITY OF THE SUBJECT TRACT FOR ANY INTENDED USE, PURPOSE OR DEVELOPMENT.
 - UNLESS SHOWN OTHERWISE, THE SURVEYED BOUNDARY SHOWN HEREON ARE CONTIGUOUS WITH ADJACENT PROPERTIES AND/OR RIGHTS OF WAY WITHOUT ANY GAPS, GORES OR OVERLAPS.
 - UNLESS SHOWN OTHERWISE, NO VISIBLE EVIDENCE OF SUBSTANTIAL AREAS OF REFUSE WERE OBSERVED AT THE TIME THE FIELDWORK WAS PERFORMED.

| BUILDING AREA | |
|---------------|---------------|
| BUILDING 1: | 4,484 SQ. FT. |
| BUILDING 2: | 948 SQ. FT. |
| BUILDING 3: | 179 SQ. FT. |
| BUILDING 4: | 114 SQ. FT. |

| BUILDING HEIGHT | |
|-----------------|---------|
| BUILDING 1: | 15.09 ± |
| BUILDING 2: | 11.97 ± |
| BUILDING 3: | 9.84 ± |
| BUILDING 4: | 10.07 ± |

| LAND AREA | |
|-------------|---------------------------------------|
| TOTAL AREA: | 480,075.780 SQ. FT. (11.265 ACRES) |

| PARKING | |
|----------------|----|
| REGULAR: | 86 |
| COVERED: | 0 |
| HANDICAP: | 3 |
| TOTAL PARKING: | 89 |

TITLE COMMITMENT INFORMATION

THE TITLE DESCRIPTION AND SCHEDULE "B" ITEMS ARE THE SAME AS SHOWN ON THE TITLE COMMITMENT PROVIDED BY FIDELITY NATIONAL TITLE INSURANCE COMPANY, COMMITMENT NO. 38091229188, ISSUED 06/02/2023 WITH AN EFFECTIVE DATE OF 05/25/2023.

SURVEYOR'S CERTIFICATE

TO: FIDELITY NATIONAL TITLE INSURANCE COMPANY, LARDO INDUSTRIAL LLC, A TEXAS LIMITED LIABILITY COMPANY, THE CROSS-DOCK OPTION LLC, A TEXAS LIMITED LIABILITY COMPANY.

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2021 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 2, 3, 4, 6(A), 6(B), 7(A), 7(B)(1), 7(C), 8, 12, 14, 16, 17, 19 OF TABLE A THEREOF. THE FIELDWORK WAS COMPLETED ON 06/02/2023.

DATE OF PLAT OR MAP: 05/19/2023

PRELIMINARY

SURVEYOR: ENRIQUE ELIZONDO
REGISTRATION NUMBER: 4086
STATE OF REGISTRATION: TEXAS
FIELD DATE OF SURVEY: 4/26/2023
LATEST REVISION DATE: 6/15/2023

2021 ALTA/NSPS LAND TITLE SURVEY

TRANSMACQUILA, INC.
SITE ADDRESS
18702 METROPOLITAN ROAD
CITY OF LAREDO
WEBB COUNTY, TEXAS 78045

PARTNER PROJECT NUMBER: 23-388959.2

COORDINATED BY

PARTNER

CORPORATE OFFICE
2154 Torrance Boulevard
Torrance, CA 90501
Phone: 888-213-7479
ALTA@partneres.com
www.partneres.com

| DATE | REVISIONS | DRAWN BY: DK | DRAWING SCALE: 1"= 50' |
|------|-----------|---------------------------------------|------------------------|
| | | CHECKED BY: ECE | JOB NO.: 4389 |
| | | FILENAME: 18702 METROPOLITAN ROAD.DWG | |

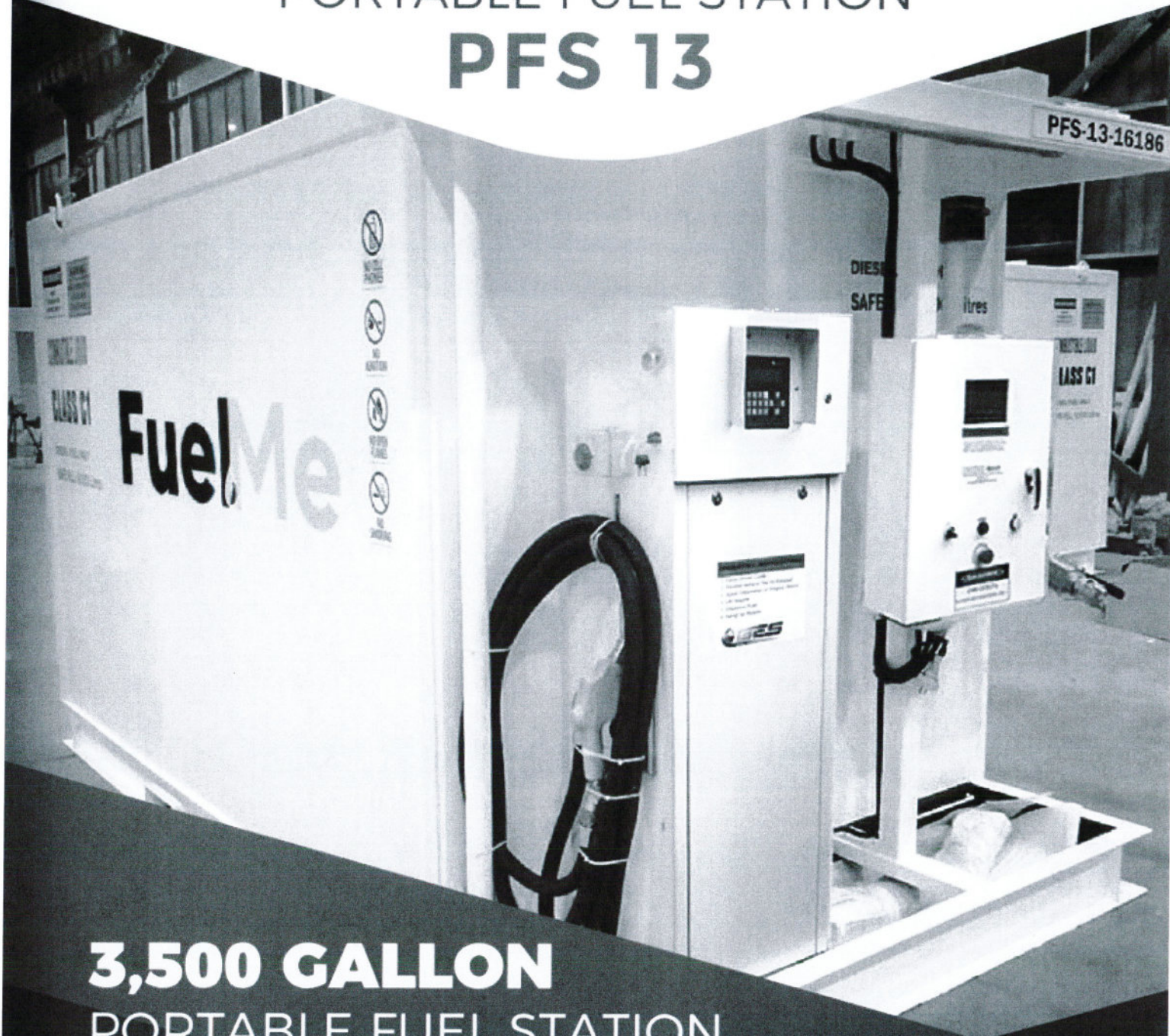
SURVEYED BY

ELIZONDO & ASSOCIATES
SURVEYING + MAPPING
11153 Westwood Loop Suite 120, San Antonio, TX 78253
Phone: (210) 375-4128 elizondoassociates.com

THIS SURVEY WAS COORDINATED, NOT PERFORMED, BY PARTNER. SURVEY OBTAINED FROM AND CERTIFIED TO BY A PROFESSIONAL SURVEYOR LICENSED TO PRACTICE IN THE SAME STATE THE SUBJECT PROPERTY IS LOCATED.

SHEET 1
OF 2

PORTABLE FUEL STATION PFS 13



3,500 GALLON PORTABLE FUEL STATION

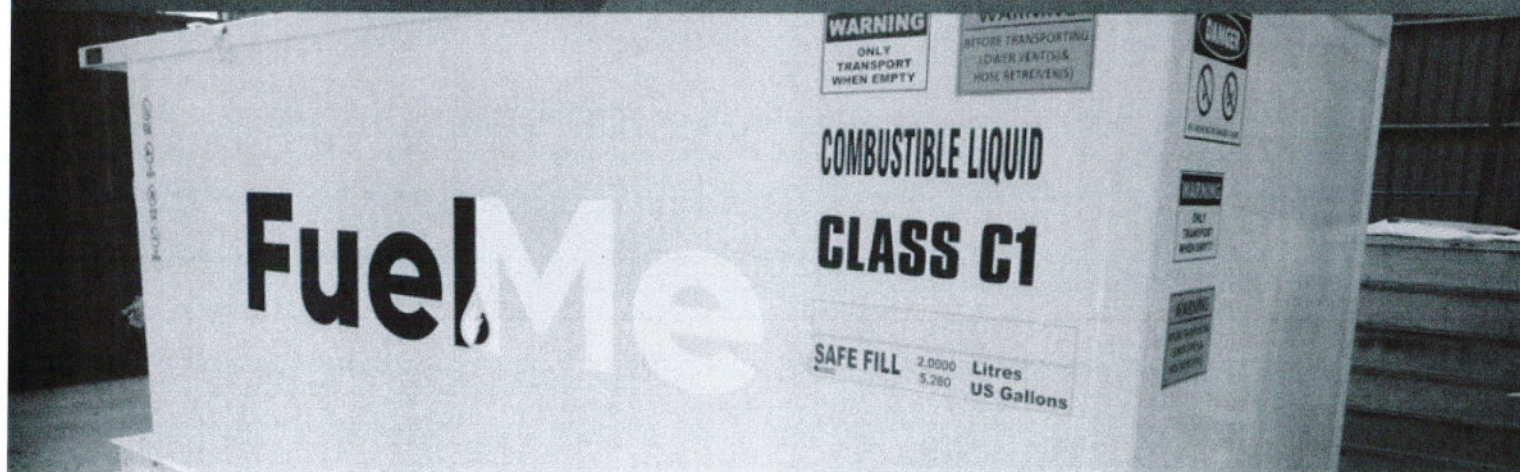
**DESIGNED TO MINIMIZE YOUR FOOTPRINT
AND MAXIMIZE STORAGE CAPACITY**

NOW WITH








*Single hose dispensing as standard incorporating
high flow or low flow with the flick of a switch
Up to 2,000 Users and Vehicles, RFID tags included*

OPTIONS

*Remote access via the internet
Dual hose dispensing incorporating high flow
or low flow with the flick of a switch*



SAFETY FEATURES

-  GES innovative 2" mechanical overfill protection allowing fuel company to deliver at 160 gallons per minute flow rates right up to the safe fill level of the tank saving time and money on fuel company deliveries
-  Tank supplied as standard with 15 amp single phase 3 pin electrical cord connection to internal distribution board and isolation RCD's saving on onsite installations costs.
-  Controlled operation prevents pump burnout when the fuel level gets too low
-  Audible overfill alarms that indicate when the product is too high or too low
-  Product-level temperature monitoring
-  Emergency stop switches
-  Pump bay fluorescent light






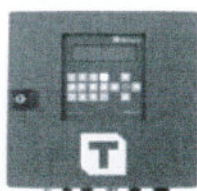
FUEL MANAGEMENT SYSTEM

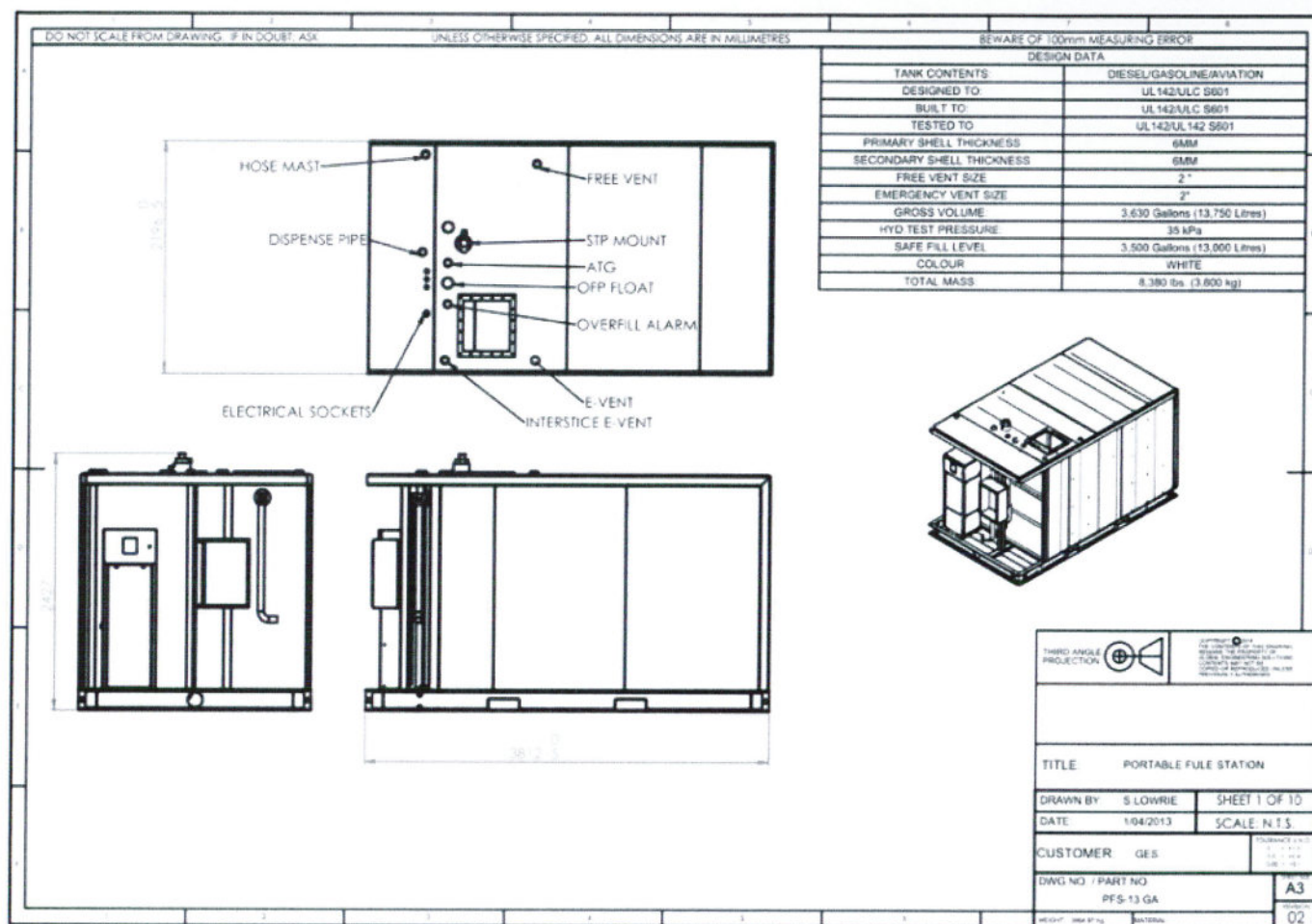
-  Tecalemit FMS 2000 user for the driver, vehicle management and reporting data
-  German designed and manufactured Fuel Management Systems for each tank
-  European developed technology with USB, 3G, and web cloud base options



ONLINE TANK MONITORING

-  GES control ATG remote tank level access gauge via smartphone or web
-  Low-level safety pump interlock
-  Local Display (1-year free subscription)





CERTIFICATIONS

- AS 1692-2006** Steel tanks for flammable and combustible liquids
- AS 1940-2004** Storage and handling of flammable and combustible liquids
- CAN/ULC-S601** Shop fabricated steel aboveground tanks for flammable and combustible liquids
- SANS 10131 Ed.1 (2004)** Above-ground storage tanks for petroleum products
- UL 142** Aboveground flammable liquid tanks

FOR MORE INFORMATION, PLEASE CONTACT

William Marr

bill@fuelme

www.fuelme

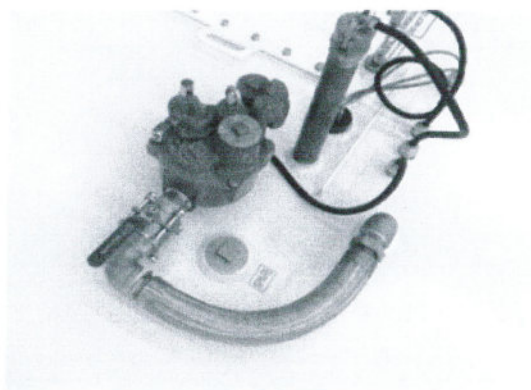
+1-708-870-5021 / +1-833-UFUELME

FuelMe



CAPACITY AND PREMIUM QUALITY

- 5,285 gallons safe fill package
- Large Capacity for up to 2000 users
- 10 year tank structural warranty 2 x 6 mm walls



EASY CUSTOMER RECONCILIATION

**Saves you time and money for each transaction*

User Identification and Vehicle Identification 

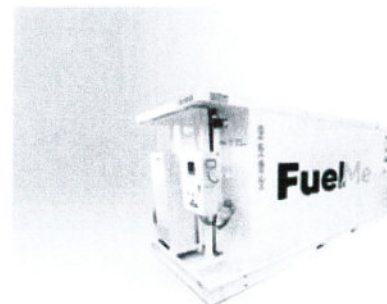
Odometer and engine hours 

Time of filling and fuel quantity 



FLOW RATES

- PUMP** - Single 1.5 HP submersible turbine ensures the product is always delivered to the dispenser via pressure vs suction so priming lines of an empty tank are not required
- DISPENSER** - comes with a fitted filter to prevent fuel containment
- GES dispenser with High or Low flow switch
- 10 meters retractable hi mast, 1" PR hose and auto nozzle



City of Laredo

Planning & Zoning Commission

Meeting Date: 7/3/2025
Ordinance 5B

Public Hearing and Recommendation of an

SUBJECT

An ordinance of the City of Laredo, Texas, amending section 24.65.0 of the Laredo Land Development Code, titled "General Supplemental Provisions," creating subsection (b) which will impose distance regulations to prevent gas stations from being located within 100 or 200 feet of any residential district, school, or day care facility, depending on the amount of gallons of gasoline tank capacity a facility has.

PREVIOUS COUNCIL ACTION

Council directed staff to develop an ordinance establishing distance requirements for gasoline stations from schools and residential districts.

BACKGROUND

Gas stations have been documented to emit certain toxic emissions and is in the best interest of the safety and wellness of the City to create a barrier between gas stations and residential districts, schools, and day cares.

COMMITTEE RECOMMENDATION

Click or tap here to enter text.

STAFF RECOMMENDATION

Staff recommends approval of the ordinance.

ORDINANCE NO. 2025-O-

AN ORDINANCE OF THE CITY OF LAREDO, TEXAS, AMENDING SECTION 24.65.0 OF THE LAREDO LAND DEVELOPMENT CODE, TITLED “GENERAL SUPPLEMENTAL PROVISIONS,” CREATING SUBSECTION (b) WHICH WILL IMPOSE DISTANCE REGULATIONS TO PREVENT GAS STATIONS FROM BEING LOCATED WITHIN 100 OR 200 FEET OF ANY RESIDENTIAL DISTRICT, SCHOOL, OR DAY CARE FACILITY, DEPENDING ON THE AMOUNT OF GALLONS OF GASOLINE TANK CAPACITY A FACILITY HAS; PROVIDING A SEVERABILITY CLAUSE AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, gas stations have been documented to emit certain toxic emissions and is in the best of interest of the safety and wellness of the City to create a barrier between gas stations and residential districts, schools, and day cares; and,

WHEREAS, creating distance between residential neighborhoods and gas stations helps to maintain a harmonious relationship between commercial and residential zones. It reduces conflicts and complaints between businesses and residents, fostering a more cohesive and enjoyable community environment; and,

WHEREAS, implementing regulations on abutting zones aligns with broader municipal goals of enforcing zoning laws and maintaining a balanced urban environment. It ensures that businesses operate within specified guidelines to minimize negative impacts on surrounding areas; and,

WHEREAS, limiting the existence of gas stations near residential areas, schools, and day cares is a proactive measure aimed at preserving community well-being, ensuring regulatory compliance, and promoting a peaceful coexistence between gas stations and residential zones within the city.

NOW, THEREFORE BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF LAREDO THAT:

Section 1. City of Laredo Land Development Code Section 24.65.0 entitled “General Supplemental Provisions” is hereby amended to include the following section:

Section 24.65.0 GENERAL SUPPLEMENTAL PROVISIONS

(b) Gas Stations

i. Gas station facilities with 50,000 gallons of gasoline tank capacity or less must be at least 100 feet from residential zoning districts, schools, and day care facilities.

ii. Gas station facilities with over 50,000 gallons of gasoline tank capacity must be at least 200 feet from residential zoning districts, schools, and day care facilities.

Section 2. This ordinance shall be cumulative of all provisions of ordinances of the City of Laredo Texas, except where the provisions of this ordinance are in direct conflict with the provisions of such

ordinances, in which event the conflicting provisions of such ordinances are hereby repealed.

Section 3. It is hereby declared to be the intention of the City Council that the phrases, clauses, sentences, paragraphs and sections of this ordinance are severable, and if any phrase, clause, sentence, paragraph or section of this ordinance shall be declared unconstitutional by the valid judgment or decree of any court of competent jurisdiction, such unconstitutionality shall not affect any of the remaining phrases, clauses, sentences, paragraphs and sections of this ordinance, since the same would have been enacted by the City Council without the incorporation in this ordinance of any such unconstitutional phrase, clause, sentence, paragraph or section.

Section 4. This Ordinance shall become effective sixty days after the public hearing.

**DULY PASSED BY THE CITY COUNCIL AND APPROVED BY THE MAYOR ON THIS
THE ____ DAY OF _____, 2025.**

**DR. VICTOR D. TREVINO
MAYOR**

ATTESTED:

**MARIO MALDONADO, JR
CITY SECRETARY**

APPROVED AS TO FORM:

**DOANH “ZONE” T. NGUYEN
CITY ATTORNEY**

City of Laredo

Planning & Zoning Commission

Meeting Date: 7/3/2025

Master Plan Consideration 6A

SUBJECT

Review and consideration of the Villas at Sunset masterplan. The intent is residential.

PL-163-2025

District VII - Cm. Vanessa Perez

PREVIOUS COUNCIL ACTION

N/A

BACKGROUND

APPLICANT: Rhodes Development, Inc.

ENGINEER: Howland Engineering & Surveying Co.

SITE: This 20.29-acre tract of land is located northwest of Kickapoo Drive and Riverbank Drive. The zoning for this 162-lot development is R-2 (Multi-Family District). This tract is located in District VII - Cm. Vanessa Perez.

COMMITTEE RECOMMENDATION

N/A

STAFF RECOMMENDATION

APPROVE SUBJECT TO THE FOLLOWING COMMENTS:

Planning:

1. The proposed hammerhead configuration for the dead-end streets in Phase 2 does not comply with the requirements of Section 3-2 J. of the Subdivision Ordinance. The ordinance specifies that all permanent dead-end streets must provide a turnaround at the closed end with an outside roadway diameter of at least 100 feet and a street property line diameter of at least 120 feet. Revise the dead-end streets to incorporate a compliant turnaround at the closed end.
2. In Phase 2, extend the street terminating at the open space to connect with Riverbank Drive to ensure proper connectivity.
3. Shift Rhodes Road to align with Esperanza Loop on the north side to improve intersection alignment and reduce vehicle queuing.
4. In Phase 2, modify the length of the street labeled "street name" as it exceeds both the 500-foot threshold and 24 dwelling units for dead-end streets (Sec. 3-2 J. - Subdivision Ordinance). The proposed street contains 29 residential lots.

5. The masterplan labels certain parcels as “Open Space,” while the Phase 1 plat identifies them as “Green Space Areas” for drainage and utility easements. Coordinate with the Engineering Department to clarify the intended use and ensure consistent labeling between the masterplan and plat.
6. Label all proposed right-of-way widths on the master plan.
7. In Phase 2, provide proposed street names.
8. In Phase 1, revise the street name “Esperanza Loop” as it already exists.
9. A zone change will be required for the intended use. Please note that all zone change requests are subject to City Council discretion and are not guaranteed. Should the request be denied, a plat revision will be required.
10. Submit a masterplan revision to the City of Laredo Building Development Service GIS Division within 10 days of Planning and Zoning Commission approval in a geo-referenced CAD file (Sec. 2-3.2 (a) 4 - Subdivision Ordinance).

Traffic Safety:

1. Short street sections without Fire Access Turnaround and with small open space at the end of pavement (see red circles) are not functional. Residents will park on the pavement in these dead-end sections. It is difficult enough to keep vehicles from parking on hammer heads and cul-de-sacs.
2. With average 5000 SF lots, on street parking (which is going to happen) is a concern on the lots with a red line. Can create sight distance issues as well as vehicle turning movements. (Consider delivery trucks, buses and/or vehicles with trailers).

Parks & Leisure:

1. Please provide park improvement fees and cash in lieu.

Engineering: No comments submitted.

Environmental: No comments submitted.

Fire: No comments submitted.

Water & Utilities: No comments submitted.

WEBB County App: No comments submitted.

AEP Engineers: No comments submitted.

U.I.S.D.: No comments submitted.

L.I.S.D.: No comments submitted.

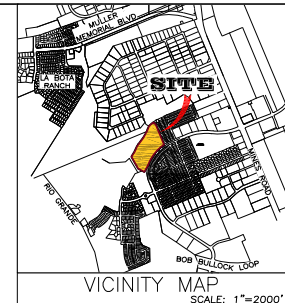
AT&T: No comments submitted.

NOTICE TO THE DEVELOPER:

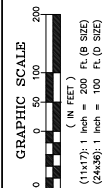
Planning:

1. Only the utility easements within the plat boundaries are subject to change prior to plat recordation due to revisions by the utility companies.
2. All comments set forth are preliminary comments and not an exhaustive list. Additional comments may be added prior to final plat approval.





| LEGEND | |
|---------|--|
| PHASE 1 | |
| PHASE 2 | |

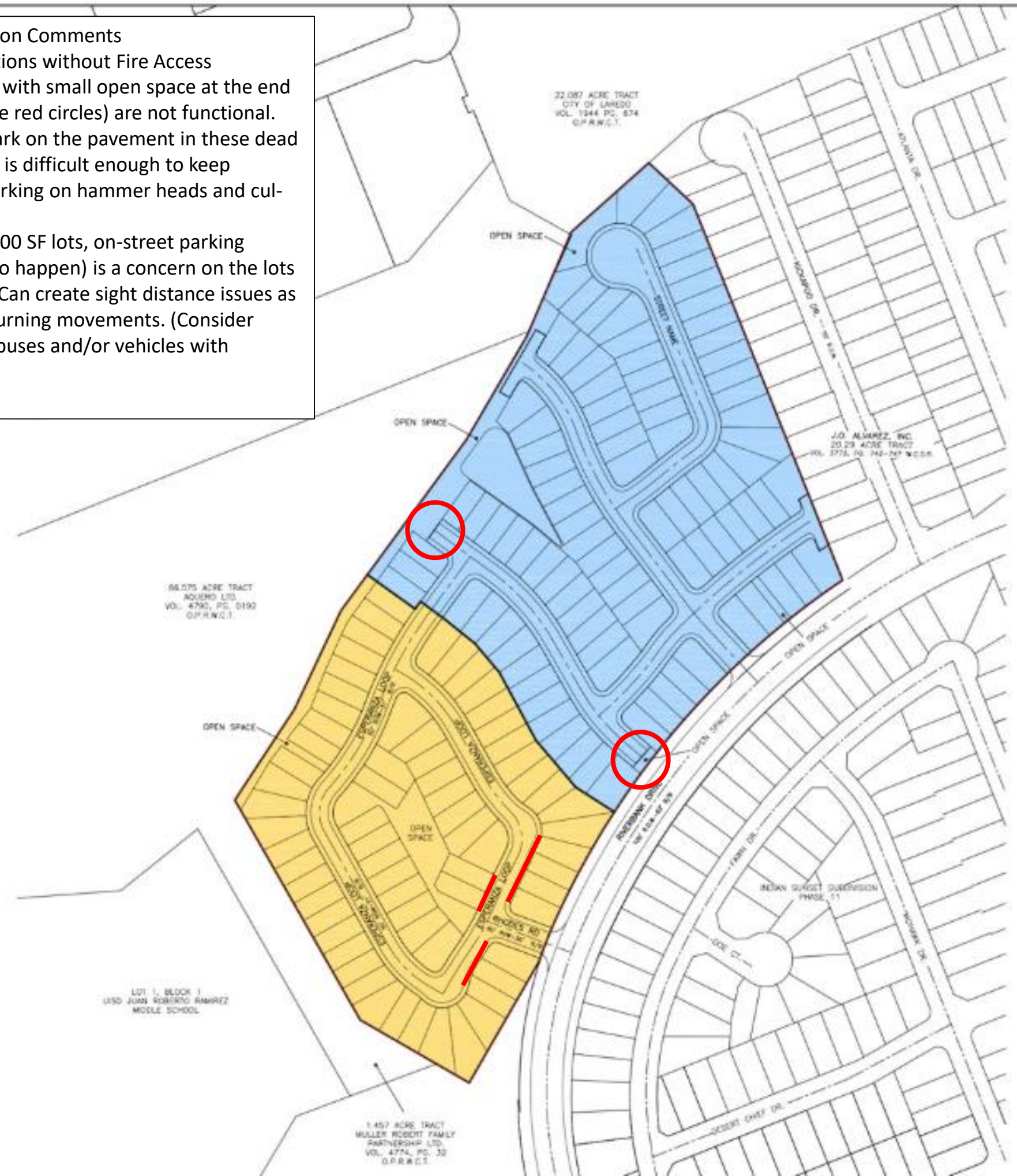


VILLAS AT SUNSET SUBDIVISION
20.29 ACRES
MASTER PLAN

| |
|---------------------------|
| DRAWN BY: F.S. |
| CHECKED BY: M.J. / B.F.S. |
| DRAWN DATE: 06/18/2025 |
| PLOTTED DATE: 06/18/2025 |
| JOB No. E-348-25 |
| FILE NAME: RHODES |
| STATUS: |
| AS-BUILT: |
| REVISED DATE: |

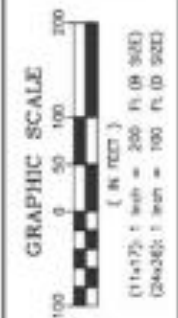
| | |
|--------------------------|--------------------|
| SCALE: (24"x36") SHEET | |
| HOR: 1"=120' | VER. |
| SCALE: (11"x17") SHEET | |
| HOR: 1"=240' | VER. |
| SHEET 1 | TOTAL: 1 |

- Traffic Safety Division Comments
- Short street sections without Fire Access Turnaround and with small open space at the end of pavement (see red circles) are not functional. Residents will park on the pavement in these dead end sections. It is difficult enough to keep vehicles from parking on hammer heads and cul-de-sacs.
 - With average 5000 SF lots, on-street parking (which is going to happen) is a concern on the lots with a red line. Can create sight distance issues as well as vehicle turning movements. (Consider delivery trucks, buses and/or vehicles with trailers.)



| PHASE | RESIDENTIAL LOTS | ACRES | OPEN SPACE (ACRES) | TOTAL (ACRES) |
|--------|------------------|-------|--------------------|---------------|
| 1 | 67 | 7.56 | 0.68 | 8.24 |
| 2 | 95 | 11.14 | 0.91 | 12.05 |
| TOTALS | 162 | 18.70 | 1.59 | 20.29 |

| LEGEND | |
|---------|--|
| PHASE 1 | |
| PHASE 2 | |



| |
|--------------------------|
| DRAWN BY: F.S. |
| CHECKED BY: H.J. / S.P. |
| DRAWN DATE: 06/18/2025 |
| PLOTTED DATE: 06/18/2025 |
| JOB No. E-548-25 |
| FILE NAME: RHODES |
| STATUS: |
| AS-BUILT: |
| REVISION DATE: |

Exhibit provided by Traffic Department

City of Laredo

Planning & Zoning Commission

Meeting Date: 7/3/2025

Master Plan Consideration 6B

SUBJECT

Review of the revision of the Lago del Valle Subdivision masterplan. The intent is residential, multi-family, and commercial.

PL-160-2025

District III - Cm. Melissa R. Cigarroa

PREVIOUS COUNCIL ACTION

N/A

BACKGROUND

APPLICANT: Agave Investments, LLC

ENGINEER: Crane Engineering

SITE: This 149.81-acre tract of land is located east of Cuatro Vientos and south of Encanto Drive. The zoning for this development is R-1B (Single-Family High-Density District), R-1A (Single Family Reduced Area District), R-1(Single Family Residential District), and B-3 (Community Business District). This tract is located in District III - Cm. Melissa R. Cigarroa

COMMITTEE RECOMMENDATION

N/A

STAFF RECOMMENDATION

APPROVE SUBJECT TO THE FOLLOWING COMMENTS:

Planning:

1. Submit a master plan revision to the City of Laredo Building Development Services GIS Division within 10 days of Planning and Zoning Commission approval in a geo-referenced CAD File (Sec. 2-3.2 (a) 4 - Subdivision Ordinance).

2. All improvements as per the Subdivision Ordinance.

Parks & Leisure:

1. Please schedule a meeting with Parks Staff to discuss parkland dedication and improvements.

Engineering: No comments submitted.

Environmental: No comments submitted.

Fire: No comments submitted.

Water & Utilities: No comments submitted.

Traffic Safety: No comments submitted.

WEBB County App: No comments submitted.

AEP Engineers: No comments submitted.

U.I.S.D.: No comments submitted.

L.I.S.D.: No comments submitted.

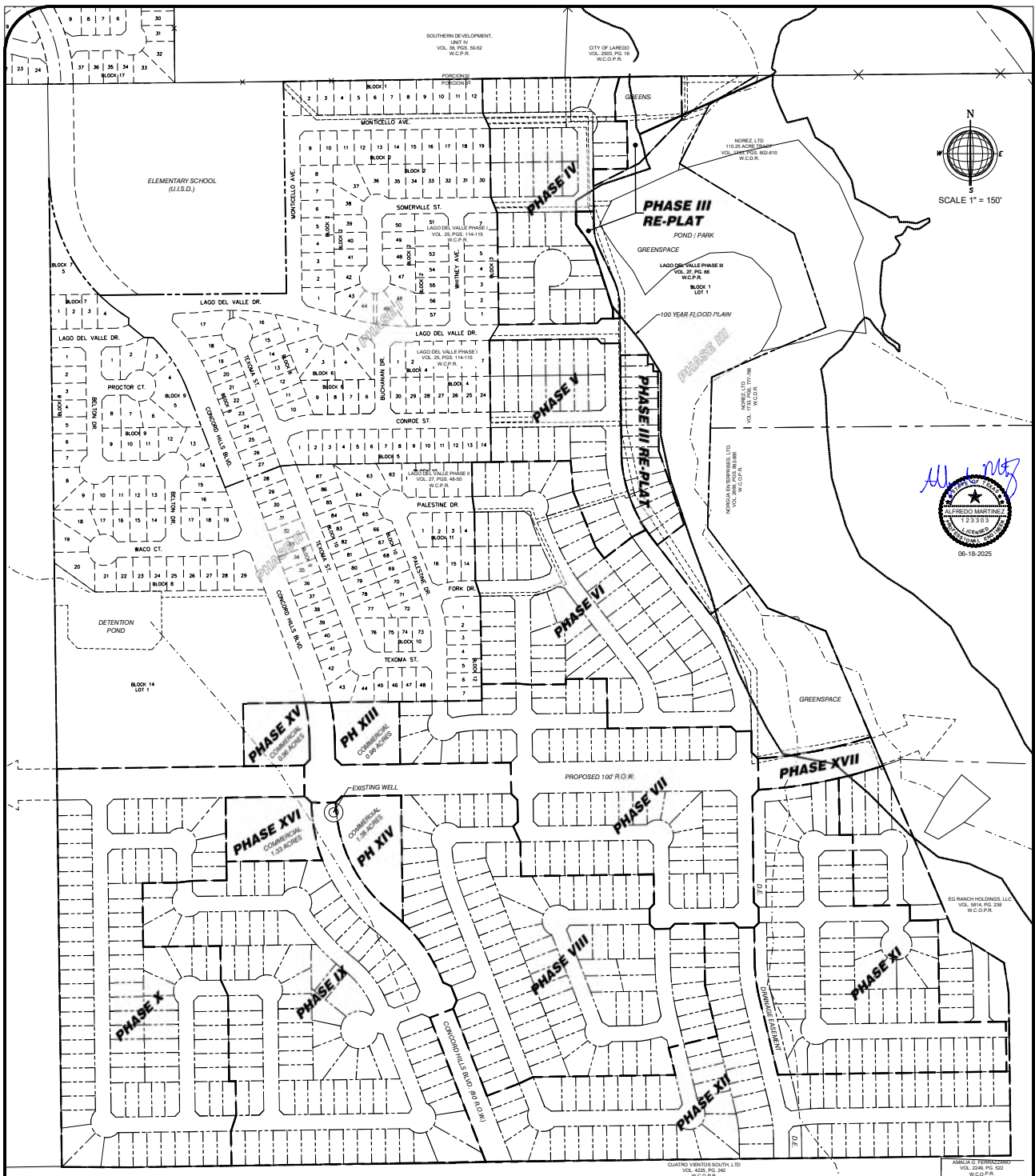
AT&T: No comments submitted.

NOTICE TO THE DEVELOPER:

Planning:

1. Only the utility easements within the plat boundaries are subject to change prior to plat recordation due to revisions by the utility companies.
 2. All comments set forth are preliminary comments and not an exhaustive list. Additional comments may be added prior to final plat approval.
-






| PHASE # | SIZE (AC) | # OF LOTS | 50' R.O.W. (LF) | 80' R.O.W. (LF) | 100' R.O.W. (LF) | GREENSPACE (AC) |
|-------------|-----------|-----------|-----------------|-----------------|------------------|-----------------|
| III RE-PLAT | 14.59 | 16 | 0 | 0 | 0 | 11.93 |
| IV | 6.55 | 40 | 1121 | 0 | 0 | 0 |
| V | 4.79 | 29 | 1060 | 0 | 0 | 0 |
| VI | 14.65 | 67 | 2773 | 0 | 0 | 3.57 |
| VII | 12.35 | 66 | 2861 | 0 | 794 | 0 |
| VIII | 16.18 | 90 | 2509 | 321 | 664 | 0 |
| IX | 16.52 | 88 | 2775 | 796 | 0 | 0 |
| X | 15.17 | 86 | 2414 | 0 | 794 | 0 |
| XI | 10.39 | 60 | 2067 | 0 | 0 | 0 |
| XII | 16.81 | 91 | 3037 | 511 | 0 | 0 |
| XIII | 0.96 | 1 | 0 | 0 | 0 | 0 |
| XIV | 1.38 | 1 | 0 | 0 | 0 | 0 |
| XV | 0.86 | 1 | 0 | 0 | 0 | 0 |
| XVI | 1.33 | 1 | 0 | 0 | 0 | 0 |
| XVII | 0.89 | 1 | 0 | 0 | 389 | 0 |
| TOTALS | 133.32 | 640 | 20977 | 1628 | 2641 | 15.49 |

NOTES

1. ALL R.O.W.'s ARE 50' UNLESS OTHERWISE NOTED.

FEMA DIGITAL FLOOD INSURANCE
RATE MAP (DFIRM) WITH EFFECTIVE DATE
APRIL 2008
FIRM MAP: # 48479C1385C

OVERALL GROSS DENSITY = 5.05 LOTS/ACRE
RESIDENTIAL NET DENSITY = 5.62 LOTS/ACRE

| | | | | | | | | |
|---------------|---------------------------|---------|--|--|---|--|--------------------|----|
| GENERAL NOTES | | | FIRM NAME AND ADDRESS CRANE ENGINEERING CORP. 1310 JUNCTION DRIVE LAREDO, TX 78041 FIRM REGISTRATION NO. F-3333 | | Project Name and Address LAGO DEL VALLE SUBDIVISION | | Date 06/18/2025 | 01 |
| No. | Revision/Issue | Date |  | | Sheet Title MASTER PLAN | | Scale 1" = 150' | |
| 1 | Updated Park Requirements | 6/18/25 | | | | | | |
| 2 | Updated Phasing | 6/18/25 | Sheet | | | | | |

City of Laredo

Planning & Zoning Commission

Meeting Date: 7/3/2025

Preliminary Plats and Replats 7A

SUBJECT

Preliminary reconsideration of the plat Villas at Sunset, Phase 1 (formerly known as Legacy Creek Subdivision). The intent is residential. The purpose of this reconsideration is to reconfigure roadways and lot layouts.

PL-164-2025

District VII - Cm. Vanessa Perez

PREVIOUS COUNCIL ACTION

N/A

BACKGROUND

APPLICANT: Rhodes Development, Inc.

ENGINEER: Howland Engineering & Surveying Co.

SITE: This 8.243-acre tract of land is located northeast of La Bota Trails and northwest of Riverbank Drive. The zoning for this 67-lot development is R-2 (Multi-Family District). This tract is located in District VII - Cm. Vanessa Perez.

COMMITTEE RECOMMENDATION

N/A

STAFF RECOMMENDATION

APPROVE SUBJECT TO THE FOLLOWING COMMENTS:

Planning:

1. Verify the plat boundaries in relation to the adjacent platted tracts, to ensure there are no overlaps, as the boundaries of Lot 1, Block 1, Aquero Subdivision appears to overlap with the proposed Lots 5 and 6, Block 1 of the subject plat.
2. Identify 80-foot access easement located to the west of the subject plat, as shown on the recorded plat of UISD Juan Roberto Ramirez Middle School.
3. Shift Rhodes Road to align with Esperanza Loop on the north side to improve intersection alignment and reduce vehicle queuing.
4. The masterplan labels certain parcels as "Open Space," while the Phase 1 plat identifies them as "Green Space Areas" for drainage and utility easements. Coordinate with the Engineering Department to clarify the intended use and ensure consistent labeling between the masterplan and plat.

5. Revise the street name "Esperanza Loop" as it already exists.
6. Provide the recording information (volume and page from the plat records) for all adjacent platted tracts, as required by Section 2-3.2 (b) (1) (xiii) Subdivision Ordinance.
7. A zone change will be required for the intended use. Please note that all zone change requests are subject to City Council discretion and are not guaranteed. Should the request be denied, a plat revision will be required.
8. The developer has submitted a notice of intention of place utilities in the front of the lot. The front-of-lot utility layout/schematics, as prepared by the Developer's engineer, shall be submitted to plan review (Sec. 3-4 B.2 - Subdivision Ordinance).
9. Identify all easements.
10. All improvements as per the Subdivision Ordinance.

Traffic Safety:

1. With average 5000 SF lots, on-street parking (which is going to happen) is a concern on the lots with a red line. Can create sight distance issues as well as vehicle turning movements. (Consider delivery trucks, buses and/or vehicles with trailers).

Parks & Leisure:

1. Please post Park Improvement fees.

Engineering: No comments submitted.

Environmental: No comments submitted.

Fire: No comments submitted.

Water & Utilities: No comments submitted.

WEBB County App: No comments submitted.

AEP Engineers: No comments submitted.

U.I.S.D.: No comments submitted.

L.I.S.D.: No comments submitted.

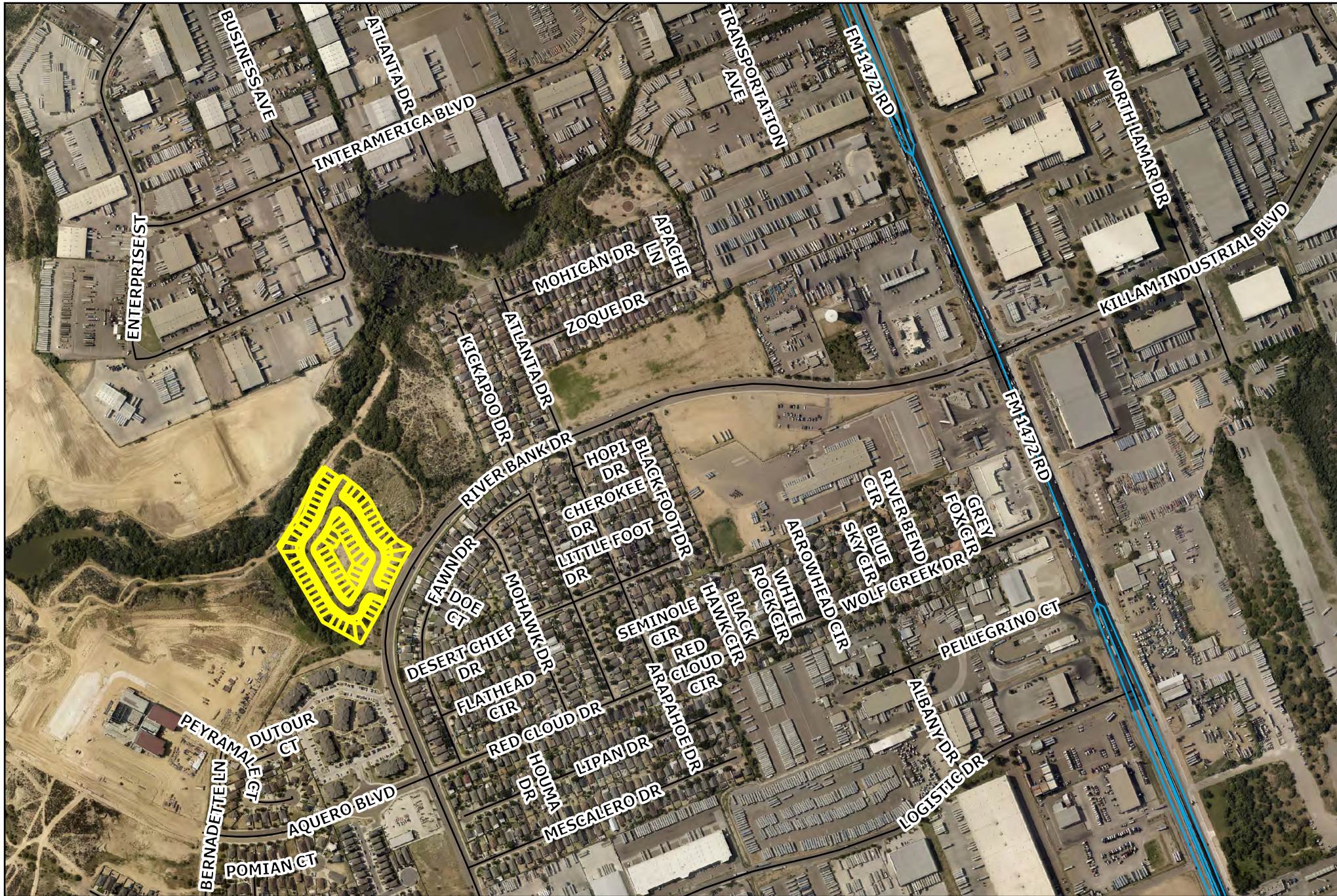
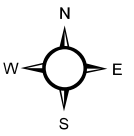
AT&T: No comments submitted.

NOTICE TO THE DEVELOPER:

Planning:

1. Only the utility easements within the plat boundaries are subject to change prior to plat recordation due to revisions by the utility companies.
2. All comments set forth are preliminary comments and not an exhaustive list. Additional comments may be added prior to final plat approval.

AERIAL LOCATION MAP



June 25th, 2025

City of Laredo Planning Department
1120 San Bernardo Ave.
Laredo, Texas 78041

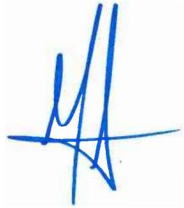
Re: Villas at Sunset, Phase 1

To whom it may concern:

The intent of this letter is to request front lot utility construction for this phase of the development, as required by the City of Laredo Subdivision Ordinance Section 3-4(b)(2).

Please contact our office if you have any questions.

Sincerely,
Howland Engineering and Surveying Co.
TBPE Firm Registration No. F-4097



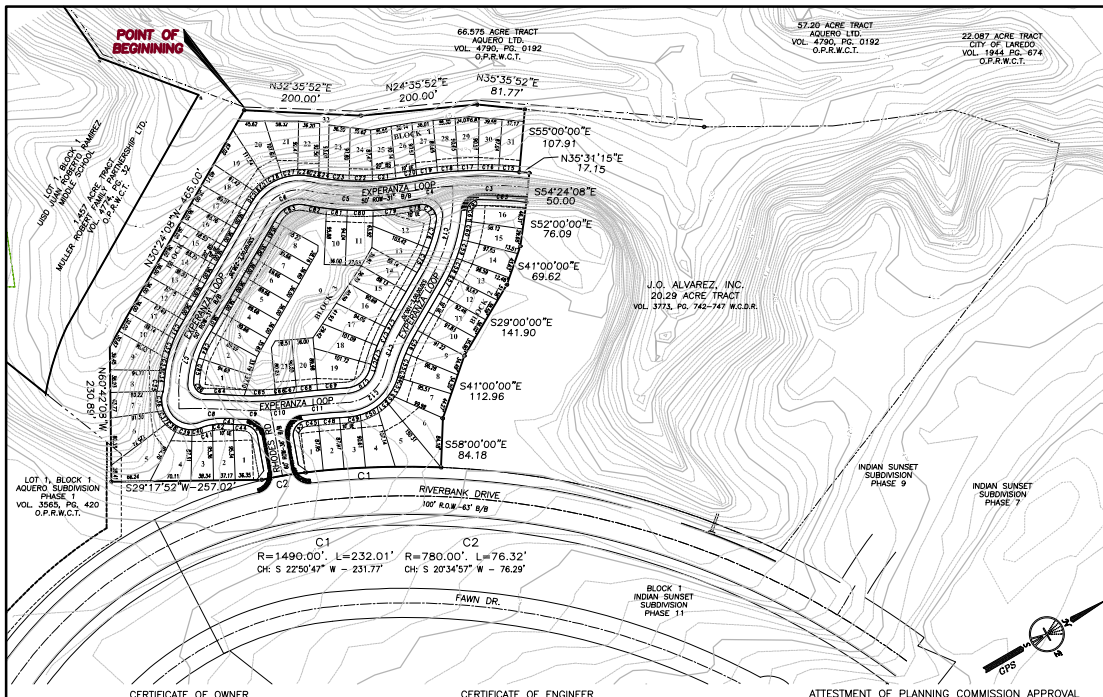
Miguel Jimenez, P.E.
Engineering Manager

www.howlandcompanies.com

7615 N. Bartlett Avenue | P.O. Box 451128 (78045) | Laredo, TX 78041 | P. 956.722.4411 | F. 956.441.0180
4902 Sinclair Road | San Antonio, TX 78222 | P. 210.648.1600 | F. 210.648.1605
16225 Park Ten Place, Suite 500 | Houston, TX 77048 | P. 956.251.3890
TBPE Firm Registration No. F-4097 | TBPLS Firm Registration No. 10046400 | TBPLS Firm Registration No. 10194361

NOTES:

1. DRIVERS, SIDEWALKS AND TREES WILL BE INSTALLED AT THE TIME OF ISSUANCE OF BUILDING PERMITS, IN ACCORDANCE WITH THE LAREDO LAND DEVELOPMENT CODE.
2. NO GARAGE OR CARPORT, WHICH RECEIVES ACCESS FROM THE SIDE YARD ON ANY CORNER LOT SHALL BE LOCATED LESS THAN 20 FEET FROM THE PROPERTY LINE.
3. ALL CURB CUTS SHALL COMPLY WITH THE TRANSPORTATION ELEMENT OF THE CITY OF LAREDO COMPREHENSIVE PLAN.
4. THE SETBACK SHALL BE DETERMINED BASED ON THIS PLAT DIMENSION ON THE SET BACK TABLE.
5. TO AVOID PLACING CORNER LOT DRIVEWAYS ON THE SIDE OF THE CORNER CLIP, SUCH DRIVEWAYS SHOULD BE ON THE SIDE OF, AND ADJACENT TO THE 5'X5' UTILITY EASEMENT DESIGNATED FOR FUTURE ELECTRICAL PEDESTAL LOCATION.
6. OWNER SHALL NOT CHANGE THE GRADES NOR CONSTRUCT FLOW RESTRICTING FENCES, BUILDINGS, STRUCTURES, OR OTHER IMPROVEMENTS IN SUCH A MANNER THAT IMPEDES THE ESTABLISHED DRAINAGE FLOW. FENCE/WALL WHICH HAS THE POTENTIAL TO BLOCK DRAINAGE RUNOFF MUST BE CONSTRUCTED WITH ADEQUATE NUMBER AND SIZE OF OPENING TO ALLOW SURFACE WATER RUNOFF TO CONTINUE
7. THE RESPONSIBILITY FOR THE MAINTENANCE AND UPKEEP OF THE RETAINING WALLS IN A SAFE AND PROPER CONDITION SHALL REST SOLELY WITH THE PROPERTY OWNERS, THE HOMEOWNERS ASSOCIATION, OR THEIR SUCCESSORS. THE CITY OF LAREDO SHALL BEAR NO RESPONSIBILITY OR LIABILITY FOR SUCH MAINTENANCE.
8. THIS DEVELOPMENT HAS A CERTIFICATE OF ADJOINING LANDOWNER FOR RUNOFF DISCHARGE RECORDED IN VOLUME _____, PAGES _____ OF THE WEBB COUNTY DEED RECORDS, TEXAS.
9. LOTS 9 & 32 ARE UNINHABITABLE LOTS (GREEN SPACE AREAS) AND DESIGNED AS A DRAINAGE & UTILITY EASEMENT.



LEGAL DESCRIPTION

8.243 ACRE TRACT
A TRACT OF LAND CONTAINING 8.243 ACRES (359,069 SF), more or less, situated in Survey 2143, Abstract 591, Abel Morgan, Original Grantee, City of Laredo, Webb County, Texas and Parcel 18, Abstract 21, Jose De Bustamante, Original Grantee, City of Laredo, Webb County, Texas. Being all of the 20.29 acre tract, as recorded in Volume 3773, Page 742, Webb County Official Public Records, Webb County, Texas. This 8.243 acre tract being more particularly described as follows:

BEGINNING at a 1/8" found iron rod being the most northeast corner of said 20.29 acre tract for the northeast corner of this tract and the TRUE POINT OF BEGINNING.

THENCE, N 32°35'52" E, a distance of 200.00 FEET, to a found 1/2" iron rod, for a deflection hereat;

THENCE, N 24°35'52" E, a distance of 200.00 FEET, to a found 1/2" iron rod, for a deflection hereat;

THENCE, N 35°35'52" E, a distance of 81.77 FEET, to a found PK nail, for the northeast corner hereat;

THENCE, S 55°00'00" E, a distance of 107.91 FEET, to a set 1/2" iron rod, for an interior corner hereat;

THENCE, N 35°31'15" E, a distance of 17.15 FEET, to a set 1/2" iron rod, for an exterior corner hereat;

THENCE, N 54°24'08" E, a distance of 50.00 FEET, to a set 1/2" iron rod, for a deflection point hereat;

THENCE, S 55°00'00" E, a distance of 76.09 FEET, to a set 1/2" iron rod, for a deflection point hereat;

THENCE, S 41°00'00" E, a distance of 69.62 FEET, to a set 1/2" iron rod, for a deflection point hereat;

THENCE, S 29°00'00" E, a distance of 141.90 FEET, to a set 1/2" iron rod, for a deflection point hereat;

THENCE, S 41°00'00" E, a distance of 112.96 FEET, to a set 1/2" iron rod, for a deflection point hereat;

THENCE, S 58°00'00" E, a distance of 84.18 FEET, to a set 1/2" iron rod, being on a curve having a radius of 1,490.00 FEET, a chord of S22°04'17"W-231.77 feet;

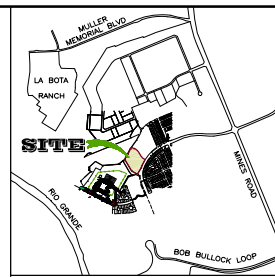
THENCE, along said curve an arc length of 232.01 FEET, same being the north right-of-way boundary line of River Bank Drive, to a found 1/2" iron rod, being on a curve having a radius of 780.00 FEET, a chord of S20°17'11"W-51.31 feet;

THENCE, along said curve an arc length of 76.32 FEET, same being the north right-of-way boundary line of River Bank Drive, to a found 1/2" iron rod, for a deflection point hereat;

THENCE, S 29°17'52" W, a distance of 257.02 FEET, to a found 1/2" iron rod, for the southwest corner of said 20.289 acre tract, for the southwest corner hereat;

THENCE, N 60°42'08" W, along the westerly boundary line of said 20.289 acre tract, a distance of 230.89 FEET, to a found 1/2" iron rod, for a deflection point hereat;

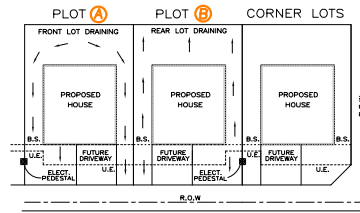
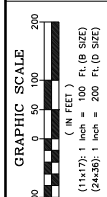
THENCE, N 30°24'08" W, a distance of 465.00 FEET, to a found 1/2" iron rod, same being the TRUE POINT OF BEGINNING of this 8.243 acre tract of land, more or less.



VICINITY MAP
SCALE: 1"=2000'

NOTES:

- DRIVERS, SIDEWALKS AND TREES WILL BE INSTALLED AT THE TIME OF ISSUANCE OF BUILDING PERMITS, IN ACCORDANCE WITH THE LAREDO LAND DEVELOPMENT CODE.
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- ALL CURB CUTS SHALL COMPLY WITH THE TRANSPORTATION ELEMENT OF THE CITY OF LAREDO COMPREHENSIVE PLAN.
- THE SETBACK SHALL BE DETERMINED BASED ON THIS PLAT DIMENSION ON THE SET BACK TABLE.
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- OWNER SHALL NOT CHANGE THE GRADES NOR CONSTRUCT FLOW RESTRICTING FENCES, BUILDINGS, STRUCTURES, OR OTHER IMPROVEMENTS IN SUCH A MANNER THAT IMPEDES THE ESTABLISHED DRAINAGE FLOW. FENCE/WALL WHICH HAS THE POTENTIAL TO BLOCK DRAINAGE RUNOFF MUST BE CONSTRUCTED WITH ADEQUATE NUMBER AND SIZE OF OPENING TO ALLOW SURFACE WATER RUNOFF TO CONTINUE.
- THE RESPONSIBILITY FOR THE MAINTENANCE AND UPKEEP OF THE RETAINING WALLS IN A SAFE AND PROPER CONDITION SHALL REST SOLELY WITH THE PROPERTY OWNER, THE HOMEOWNERS ASSOCIATION, OR THEIR SUCCESSORS. THE CITY OF LAREDO SHALL BEAR NO RESPONSIBILITY OR LIABILITY FOR SUCH MAINTENANCE.
- THIS DEVELOPMENT HAS A CERTIFICATE OF ADJOINING LANDOWNER FOR RUNOFF DISCHARGE RECORDED IN VOLUME _____, PAGE _____ OF THE WEBB COUNTY DEED RECORDS, TEXAS.
- LOTS 9 & 32 ARE UNINHABITED LOTS (GREEN SPACE AREAS) AND DESIGNED AS A DRAINAGE & UTILITY EASEMENT.



NOTE: CORNER LOTS MAY BE PLOT TYPE A OR B AS LABELED ON SHEET 1 OF PLAT.
TYPICAL LOT PLOT GRADING TYPES

LINE & CURVE TABLES

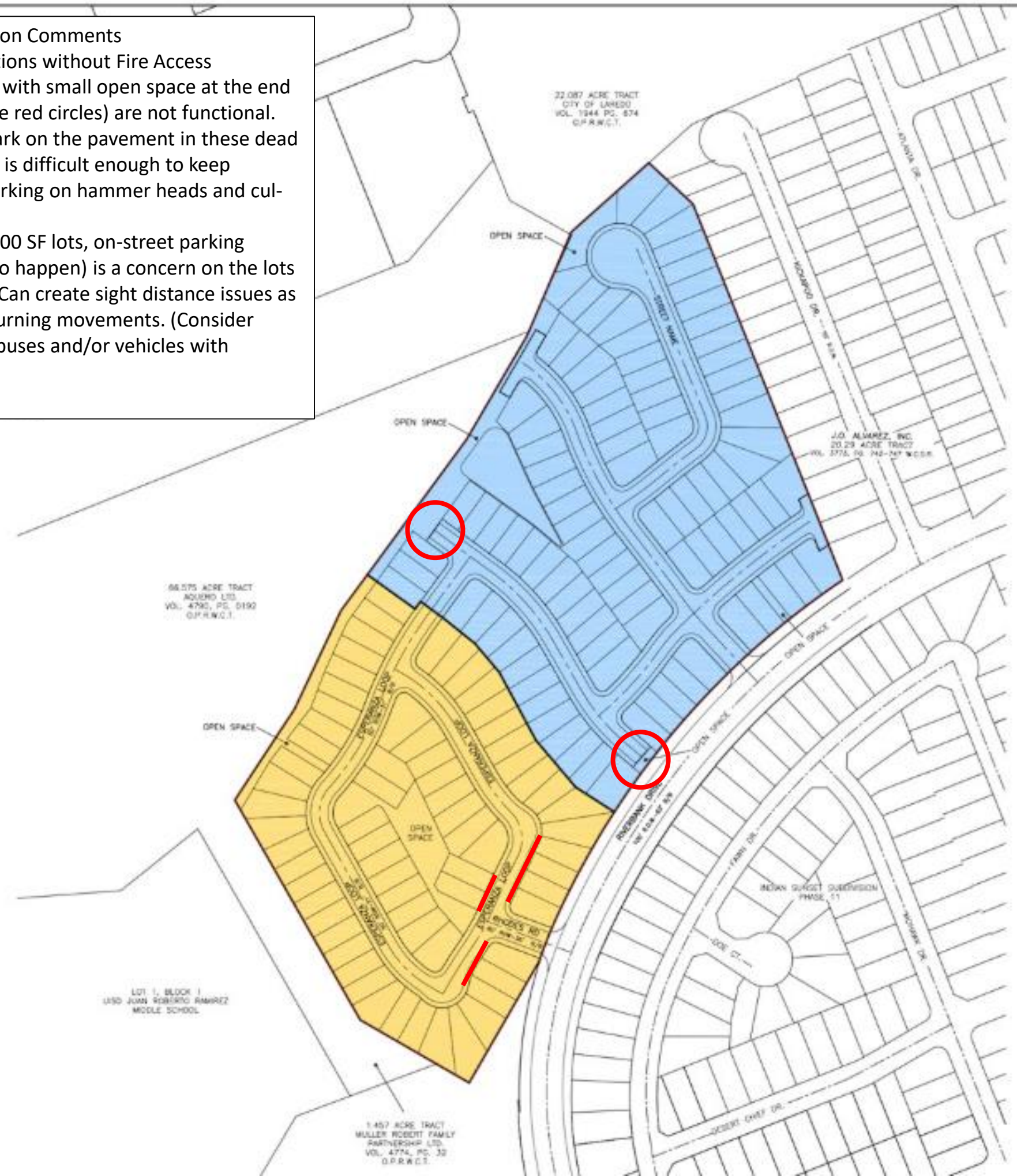
| CURVE TABLE | | | |
|-------------|--------|-------------------|-------|
| CURVE | LENGTH | BEARING | CHORD |
| C1 | 19.17 | N02°00'00"E-19.17 | 19.17 |
| C2 | 14.90 | N02°00'00"E-14.90 | 14.90 |
| C3 | 17.38 | N02°00'00"E-17.38 | 17.38 |
| C4 | 8.41 | N02°00'00"E-8.41 | 8.41 |
| C5 | 10.71 | N02°00'00"E-10.71 | 10.71 |
| C6 | 7.68 | N02°00'00"E-7.68 | 7.68 |
| C7 | 4.61 | N02°00'00"E-4.61 | 4.61 |
| C8 | 26.91 | N02°00'00"E-26.91 | 26.91 |
| C9 | 10.36 | N02°00'00"E-10.36 | 10.36 |
| C10 | 10.36 | N02°00'00"E-10.36 | 10.36 |
| C11 | 10.36 | N02°00'00"E-10.36 | 10.36 |
| C12 | 10.36 | N02°00'00"E-10.36 | 10.36 |
| C13 | 10.36 | N02°00'00"E-10.36 | 10.36 |
| C14 | 10.36 | N02°00'00"E-10.36 | 10.36 |
| C15 | 10.36 | N02°00'00"E-10.36 | 10.36 |
| C16 | 10.36 | N02°00'00"E-10.36 | 10.36 |
| C17 | 10.36 | N02°00'00"E-10.36 | 10.36 |
| C18 | 10.36 | N02°00'00"E-10.36 | 10.36 |
| C19 | 10.36 | N02°00'00"E-10.36 | 10.36 |
| C20 | 10.36 | N02°00'00"E-10.36 | 10.36 |
| C21 | 10.36 | N02°00'00"E-10.36 | 10.36 |
| C22 | 10.36 | N02°00'00"E-10.36 | 10.36 |
| C23 | 10.36 | N02°00'00"E-10.36 | 10.36 |
| C24 | 10.36 | N02°00'00"E-10.36 | 10.36 |
| C25 | 10.36 | N02°00'00"E-10.36 | 10.36 |
| C26 | 10.36 | N02°00'00"E-10.36 | 10.36 |
| C27 | 10.36 | N02°00'00"E-10.36 | 10.36 |
| C28 | 10.36 | N02°00'00"E-10.36 | 10.36 |
| C29 | 10.36 | N02°00'00"E-10.36 | 10.36 |
| C30 | 10.36 | N02°00'00"E-10.36 | 10.36 |
| C31 | 10.36 | N02°00'00"E-10.36 | 10.36 |
| C32 | 10.36 | N02°00'00"E-10.36 | 10.36 |
| C33 | 10.36 | N02°00'00"E-10.36 | 10.36 |
| C34 | 10.36 | N02°00'00"E-10.36 | 10.36 |
| C35 | 10.36 | N02°00'00"E-10.36 | 10.36 |
| C36 | 10.36 | N02°00'00"E-10.36 | 10.36 |
| C37 | 10.36 | N02°00'00"E-10.36 | 10.36 |
| C38 | 10.36 | N02°00'00"E-10.36 | 10.36 |
| C39 | 10.36 | N02°00'00"E-10.36 | 10.36 |
| C40 | 10.36 | N02°00'00"E-10.36 | 10.36 |
| C41 | 10.36 | N02°00'00"E-10.36 | 10.36 |
| C42 | 10.36 | N02°00'00"E-10.36 | 10.36 |
| C43 | 10.36 | N02°00'00"E-10.36 | 10.36 |
| C44 | 10.36 | N02°00'00"E-10.36 | 10.36 |
| C45 | 10.36 | N02°00'00"E-10.36 | 10.36 |
| C46 | 10.36 | N02°00'00"E-10.36 | 10.36 |
| C47 | 10.36 | N02°00'00"E-10.36 | 10.36 |
| C48 | 10.36 | N02°00'00"E-10.36 | 10.36 |
| C49 | 10.36 | N02°00'00"E-10.36 | 10.36 |
| C50 | 10.36 | N02°00'00"E-10.36 | 10.36 |
| C51 | 10.36 | N02°00'00"E-10.36 | 10.36 |
| C52 | 10.36 | N02°00'00"E-10.36 | 10.36 |
| C53 | 10.36 | N02°00'00"E-10.36 | 10.36 |
| C54 | 10.36 | N02°00'00"E-10.36 | 10.36 |
| C55 | 10.36 | N02°00'00"E-10.36 | 10.36 |
| C56 | 10.36 | N02°00'00"E-10.36 | 10.36 |
| C57 | 10.36 | N02°00'00"E-10.36 | 10.36 |
| C58 | 10.36 | N02°00'00"E-10.36 | 10.36 |
| C59 | 10.36 | N02°00'00"E-10.36 | 10.36 |
| C60 | 10.36 | N02°00'00"E-10.36 | 10.36 |
| C61 | 10.36 | N02°00'00"E-10.36 | 10.36 |
| C62 | 10.36 | N02°00'00"E-10.36 | 10.36 |
| C63 | 10.36 | N02°00'00"E-10.36 | 10.36 |
| C64 | 10.36 | N02°00'00"E-10.36 | 10.36 |
| C65 | 10.36 | N02°00'00"E-10.36 | 10.36 |
| C66 | 10.36 | N02°00'00"E-10.36 | 10.36 |
| C67 | 10.36 | N02°00'00"E-10.36 | 10.36 |
| C68 | 10.36 | N02°00'00"E-10.36 | 10.36 |
| C69 | 10.36 | N02°00'00"E-10.36 | 10.36 |
| C70 | 10.36 | N02°00'00"E-10.36 | 10.36 |
| C71 | 10.36 | N02°00'00"E-10.36 | 10.36 |
| C72 | 10.36 | N02°00'00"E-10.36 | 10.36 |
| C73 | 10.36 | N02°00'00"E-10.36 | 10.36 |
| C74 | 10.36 | N02°00'00"E-10.36 | 10.36 |
| C75 | 10.36 | N02°00'00"E-10.36 | 10.36 |
| C76 | 10.36 | N02°00'00"E-10.36 | 10.36 |
| C77 | 10.36 | N02°00'00"E-10.36 | 10.36 |
| C78 | 10.36 | N02°00'00"E-10.36 | 10.36 |
| C79 | 10.36 | N02°00'00"E-10.36 | 10.36 |
| C80 | 10.36 | N02°00'00"E-10.36 | 10.36 |
| C81 | 10.36 | N02°00'00"E-10.36 | 10.36 |
| C82 | 10.36 | N02°00'00"E-10.36 | 10.36 |
| C83 | 10.36 | N02°00'00"E-10.36 | 10.36 |
| C84 | 10.36 | N02°00'00"E-10.36 | 10.36 |
| C85 | 10.36 | N02°00'00"E-10.36 | 10.36 |
| C86 | 10.36 | N02°00'00"E-10.36 | 10.36 |
| C87 | 10.36 | N02°00'00"E-10.36 | 10.36 |
| C88 | 10.36 | N02°00'00"E-10.36 | 10.36 |
| C89 | 10.36 | N02°00'00"E-10.36 | 10.36 |
| C90 | 10.36 | N02°00'00"E-10.36 | 10.36 |
| C91 | 10.36 | N02°00'00"E-10.36 | 10.36 |
| C92 | 10.36 | N02°00'00"E-10.36 | 10.36 |
| C93 | 10.36 | N02°00'00"E-10.36 | 10.36 |
| C94 | 10.36 | N02°00'00"E-10.36 | 10.36 |
| C95 | 10.36 | N02°00'00"E-10.36 | 10.36 |
| C96 | 10.36 | N02°00'00"E-10.36 | 10.36 |
| C97 | 10.36 | N02°00'00"E-10.36 | 10.36 |
| C98 | 10.36 | N02°00'00"E-10.36 | 10.36 |
| C99 | 10.36 | N02°00'00"E-10.36 | 10.36 |
| C100 | 10.36 | N02°00'00"E-10.36 | 10.36 |

LOT AREA TABLES

| BLOCK 1 | | | |
|---------|---------|-------|---------|
| LOT # | AREA | LOT # | AREA |
| 1 | 4001.57 | 17 | 3200.57 |
| 2 | 3402.57 | 18 | 3402.57 |
| 3 | 3402.57 | 19 | 4488.57 |
| 4 | 4280.57 | 20 | 4488.57 |
| 5 | 5714.57 | 21 | 4016.57 |
| 6 | 4811.57 | 22 | 3306.57 |
| 7 | 3429.57 | 23 | 3336.57 |
| 8 | 3418.57 | 24 | 3487.57 |
| 9 | 4347.57 | 25 | 3353.57 |
| 10 | 3325.57 | 26 | 3353.57 |
| 11 | 3344.57 | 27 | 3337.57 |
| 12 | 3354.57 | 28 | 3311.57 |
| 13 | 3363.57 | 29 | 3438.57 |
| 14 | 3372.57 | 30 | 3312.57 |
| 15 | 3382.57 | 31 | 3308.57 |
| 16 | 3391.57 | 32 | 3309.57 |

| BLOCK 2 | | | |
|---------|---------|-------|---------|
| LOT # | AREA | LOT # | AREA |
| 1 | 3394.57 | 9 | 3401.57 |
| 2 | 3391.57 | 10 | 3401.57 |
| 3 | 3392.57 | 11 | 3392.57 |
| 4 | 3393.57 | 12 | 3393.57 |
| 5 | 3394.57 | 13 | 3394.57 |
| 6 | 3395.57 | 14 | 3395.57 |
| 7 | 3396.57 | 15 | 3396.57 |
| 8 | 3397.57 | 16 | 3397.57 |
| 9 | 3398.57 | 17 | 3398.57 |
| 10 | 3399.57 | 18 | 3399.57 |
| 11 | 3400.57 | 19 | 3400.57 |
| 12 | 3401.57 | 20 | 3401.57 |
| 13 | 3402.57 | 21 | 3402.57 |
| 14 | 3403.57 | 22 | 3403.57 |
| 15 | 3404.57 | 23 | 3404.57 |
| 16 | 3405.57 | 24 | 3405.57 |
| 17 | 3406.57 | 25 | 3406.57 |
| 18 | 3407.57 | 26 | 3407.57 |
| 19 | 3408.57 | 27 | 3408.57 |
| 20 | 3409.57 | 28 | 3409.57 |
| 21 | 3410.57 | 29 | 3410.57 |
| 22 | 3411.57 | 30 | 3411.57 |
| 23 | 3412.57 | 31 | 3412.57 |
| 24 | 3413.57 | 32 | 3413.57 |
| 25 | 3414.57 | 33 | 3414.57 |
| 26 | 3415.57 | 34 | 3415.57 |
| 27 | 3416.57 | 35 | 3416.57 |
| 28 | 3417.57 | 36 | 3417.57 |
| 29 | 3418.57 | 37 | 3418.57 |
| 30 | 3419.57 | 38 | 3419.57 |
| 31 | 3420.57 | 39 | 3420.57 |
| 32 | 3421.57 | 40 | 3421.57 |
| 33 | 3422.57 | 41 | 3422.57 |
| 34 | 3423.57 | 42 | 3423.57 |
| 35 | 3424.57 | 43 | 3424.57 |
| 36 | 3425.57 | 44 | 3425.57 |
| 37 | 3426.57 | 45 | 3426.57 |
| 38 | 3427.57 | 46 | 3427.57 |
| 39 | 3428.57 | 47 | 3428.57 |
| 40 | 3429.57 | 48 | 3429.57 |
| 41 | 3430.57 | 49 | 3430.57 |
| 42 | 3431.57 | 50 | 3431.57 |
| 43 | 3432.57 | 51 | 3432.57 |
| 44 | 3433.57 | 52 | 3433.57 |
| 45 | 3434.57 | 53 | 3434.57 |
| 46 | 3435.57 | 54 | 3435.57 |
| 47 | 3436.57 | 55 | 3436.57 |
| 48 | 3437.57 | 56 | 3437.57 |
| 49 | 3438.57 | 57 | 3438.57 |
| 50 | 3439.57 | 58 | 3439.57 |
| 51 | 3440.57 | 59 | 3440.57 |
| 52 | 3441.57 | 60 | 3441.57 |
| 53 | 3442.57 | 61 | 3442.57 |
| 54 | 3443.57 | 62 | 3443.57 |
| 55 | 3444.57 | 63 | 3444.57 |
| 56 | 3445.57 | 64 | 3445.57 |
| 57 | 3446.57 | 65 | 3446.57 |
| 58 | 3447.57 | 66 | 3447.57 |
| 59 | 3448.57 | 67 | 3448.57 |
| 60 | 3449.57 | 68 | 3449.57 |
| 61 | 3450.57 | 69 | 3450.57 |
| 62 | 3451.57 | 70 | 3451.57 |
| 63 | 3452.57 | 71 | 3452.57 |
| 64 | 3453.57 | 72 | 3453.57 |
| 65 | 3454.57 | 73 | 3454.57 |
| 66 | 3455.57 | 74 | 3455.57 |
| 67 | 3456.57 | 75 | 3456.57 |
| 68 | 3457.57 | 76 | 3457.57 |
| 69 | 3458.57 | 77 | 3458.57 |
| 70 | 3459.57 | 78 | 3459.57 |
| 71 | 3460.57 | 79 | 3460.57 |
| 72 | 3461.57 | 80 | 3461.57 |
| 73 | 3462.57 | 81 | 3462.57 |
| 74 | 3463.57 | 82 | 3463.57 |
| 75 | 3464.57 | 83 | 3464.57 |
| 76 | 3465.57 | 84 | 3465.57 |
| 77 | 3466.57 | 85 | 3466.57 |
| 78 | 3467.57 | 86 | 3467.57 |
| 79 | 3468.57 | 87 | 3468.57 |
| 80 | 3469.57 | 88 | 3469.57 |
| 81 | 3470.57 | 89 | 3470.57 |
| 82 | 3471.57 | 90 | 3471.57 |
| 83 | 3472.57 | 91 | 3472.57 |
| 84 | 3473.57 | 92 | 3473.57 |
| 85 | 3474.57 | 93 | 3474.57 |
| 86 | 3475.57 | 94 | 3475.57 |
| 87 | 3476.57 | 95 | 3476.57 |
| 88 | 3477.57 | 96 | 3477.57 |
| 89 | 3478.57 | 97 | 3478.57 |
| 90 | 3479.57 | 98 | 3479.57 |
| 91 | 3480.57 | 99 | 3480.57 |
| 92 | 3481.57 | 100 | 3481.57 |
| 93 | 3482.57 | | |
| 94 | 3483.57 | | |
| 95 | 3484.57 | | |
| 96 | 3485.57 | | |
| 97 | 3486.57 | | |
| 98 | 3487.57 | | |
| 99 | 3488.57 | | |
| 100 | 3489.57 | | |

- Traffic Safety Division Comments
- Short street sections without Fire Access Turnaround and with small open space at the end of pavement (see red circles) are not functional. Residents will park on the pavement in these dead end sections. It is difficult enough to keep vehicles from parking on hammer heads and cul-de-sacs.
 - With average 5000 SF lots, on-street parking (which is going to happen) is a concern on the lots with a red line. Can create sight distance issues as well as vehicle turning movements. (Consider delivery trucks, buses and/or vehicles with trailers.)

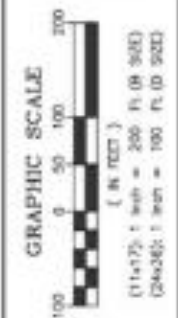


| PHASE | RESIDENTIAL LOTS | ACRES | OPEN SPACE (ACRES) | TOTAL (ACRES) |
|--------|------------------|-------|--------------------|---------------|
| 1 | 67 | 7.56 | 0.68 | 8.24 |
| 2 | 95 | 11.14 | 0.91 | 12.05 |
| TOTALS | 162 | 18.70 | 1.59 | 20.29 |

| LEGEND | |
|---------|--|
| PHASE 1 | |
| PHASE 2 | |



HOWLAND
ENGINEERING AND SURVEYING CO.
7800 E. 1st Avenue, Suite 100, Denver, CO 80231
Phone: 303.733.4111, Fax: 303.733.4112
www.howlandcompanies.com



VILLAS AT SUNSET SUBDIVISION
20.29 ACRES
MASTER PLAN

DRAWN BY: F.S.
CHECKED BY: H.J. / S.P.S.
DRAWN DATE: 06/18/2025
PLOTTED DATE: 06/18/2025
JOB No. E-548-25
FILE NAME: RHODES
SHEET:
AS-BUILT:
REVISION DATE:

Exhibit provided by Traffic Department

City of Laredo

Planning & Zoning Commission

Meeting Date: 7/3/2025

Preliminary Plats and Replats 8A

SUBJECT

Preliminary consideration of the plat of Lago Del Valle Subdivision, Phase XI. The intent is residential.

PL-162-2025

District III - Cm. Melissa R. Cigarroa

PREVIOUS COUNCIL ACTION

N/A

BACKGROUND

APPLICANT: Agave Investments, LLC

ENGINEER: Crane Engineering

SITE: This 10.39-acre tract of land is located east of Cuatro Vientos and southeast adjacent of Los Presidentes Boulevard. The zoning for this 60-lot development is R-1 (Single Family Residential District) and R-1A (Single Family Reduced District). This tract is located in District III - Cm. Melissa R. Cigarroa.

COMMITTEE RECOMMENDATION

N/A

STAFF RECOMMENDATION

APPROVE SUBJECT TO THE FOLLOWING COMMENTS:

Planning:

1. Identify all easements.
2. All improvements as per the Subdivision Ordinance.

Parks & Leisure:

1. Schedule meeting with Parks Staff.

Engineering: No comments submitted.

Environmental: No comments submitted.

Fire: No comments submitted.

Parks & Leisure: No comments submitted.

Traffic Safety: No comments submitted.

Water & Utilities: No comments submitted.

WEBB County App: No comments submitted.

AEP Engineers: No comments submitted.

U.I.S.D.: No comments submitted.

L.I.S.D.: No comments submitted.

AT&T: No comments submitted.

NOTICE TO THE DEVELOPER:

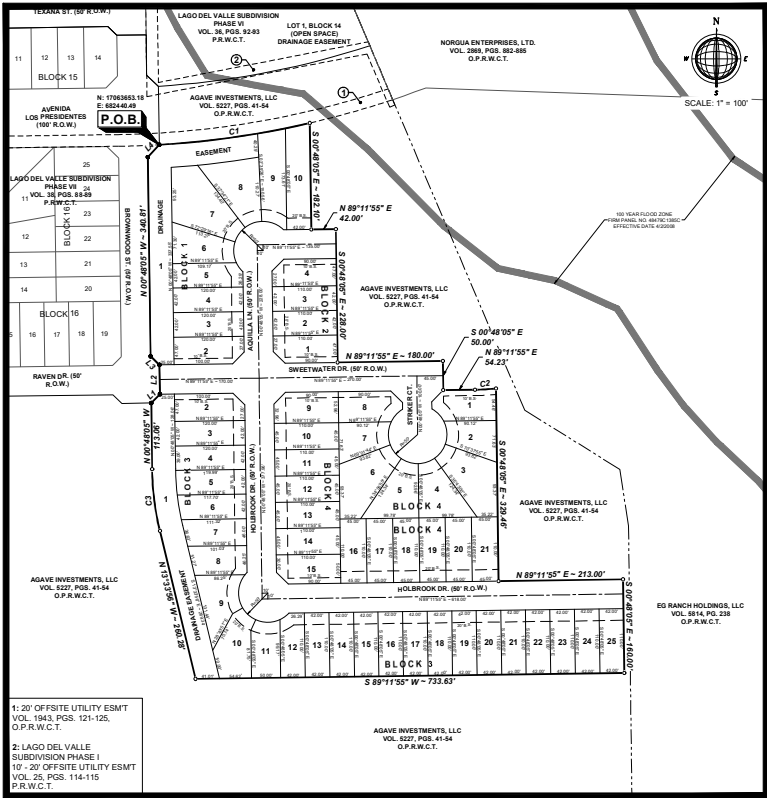
Planning:

1. Only the utility easements within the plat boundaries are subject to change prior to plat recordation due to revisions by the utility companies.
 2. All comments set forth are preliminary comments and not an exhaustive list. Additional comments may be added prior to final plat approval.
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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: 17063653.18 E: 682440.49
5. 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.
6. Lot 1, Block 1 and Lot 1, Block 3 are unbuildable lots, are to be used as drainage easements, and will be maintained by Webb County Drainage District No. 1.



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 41-64, 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 68-80, Plat Records, Webb County, Texas, for the beginning of a curve to the left with a radius of 1950.00 feet, for a point of curvature hereof;

THENCE, the following courses and distances:

Along said curve to the left a distance of 280.48 feet (Chord bearing: **North 81 degrees 47 minutes 48 seconds East, 280.18 feet**) to a 1/2" iron rod set for the most northerly northeast corner hereof;

South 00 degrees 48 minutes 05 seconds East, 163.10 feet to a 1/2" iron rod set for an interior corner hereof;

North 09 degrees 11 minutes 55 seconds East, 43.00 feet to a 1/2" iron rod set for an exterior corner hereof;

South 00 degrees 48 minutes 05 seconds East, 328.00 feet to a 1/2" iron rod set for an interior corner hereof;

North 09 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, 50.00 feet to a 1/2" iron rod set for an interior corner hereof;

North 09 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 425.00 feet, for a point of curvature hereof;

Along said curve to the left a distance of 33.81 feet (Chord bearing: **North 88 degrees 47 minutes 04 seconds East, 33.80 feet**) to a 1/2" iron rod set for the most northerly northeast corner hereof;

South 00 degrees 48 minutes 05 seconds East, 328.46 feet to a 1/2" iron rod set for an interior corner hereof;

North 09 degrees 11 minutes 55 seconds East, 21.00 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 09 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;

Along said curve to the right a distance of 106.53 feet (Chord bearing: **North 07 degrees 11 minutes 01 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, 113.08 feet to a 1/2" iron rod found 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, 50.00 feet 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 | 1950.00' | 99°37'44" | 130.50' | 280.48' | 280.18' | N 81°47'48" E |
| C2 | 425.00' | 04°49'42" | 17.92' | 35.81' | 35.80' | N 88°47'04" E |
| C3 | 480.00' | 12°45'51" | 53.69' | 106.53' | 106.71' | N 07°11'01" W |

LINE DATA TABLE

| LINE# | LENGTH | BEARING |
|-------|--------|---------------|
| L1 | 21.21' | N 44°11'55" E |
| L2 | 50.00' | N 00°48'05" W |
| L3 | 21.21' | N 45°48'05" W |
| L4 | 28.83' | N 43°05'22" E |

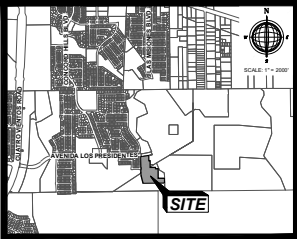
LOT SUMMARY

| Block 1 | | | |
|---------|-----------|-------|-----------|
| Lot # | Area (SF) | Lot # | Area (SF) |
| 1 | 20,758.76 | 8 | 5,703.74 |
| 2 | 5,440.00 | 7 | 9,929.86 |
| 3 | 5,040.00 | 9 | 7,633.74 |
| 4 | 5,040.00 | 8 | 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 | 4,886.74 | 20 | 4,620.00 |
| 8 | 4,761.77 | 21 | 4,620.00 |
| 9 | 6,126.26 | 22 | 4,620.00 |
| 10 | 6,102.09 | 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 | 5,625.22 | 20 | 4,950.00 |
| 10 | 4,950.00 | 21 | 4,950.00 |
| 11 | 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: 1706363.18 E: 62440.49
5. 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 24.7.7.1 of the City of Laredo Land Development Code.
6. Lot 1, Block 1 and Lot 1, Block 3 are subdivisible lots, use to be used as drainage easements, and will be maintained by Webb County 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, drains, easements, and public places therein 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

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 purposes 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. 12303

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 RUZ, 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. 12303, and sealed 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

Filed and Recorded at ____ O'clock ____ m. on the ____ day of _____, 20____.

CERTIFICATE OF COUNTY CLERK

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

SURVEYOR:
JJ RUIZ LAND SURVEYING
JULIAN JAVIER RUZ, R.P.I.S.
715 N. WESTGATE, No. 177
WESLACO, TX 78596
956-568-4470

Preliminary Plat

June 18, 2025

ENGINEER:



CRANE ENGINEERING CORP.
1310 JUNCTION DRIVE
LAREDO, TX 78041
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

City of Laredo

Planning & Zoning Commission

Meeting Date: 7/3/2025

Final Plats and replats 9A

SUBJECT

Final consideration of the replat of part of Lot 5 and all of Lot 7 & 8, Block 1020, Western Division into Lot 8A, Block 1020, Western Division. The intent is residential.

PL-159-2025

District VIII - Cm. Alyssa Cigarroa

PREVIOUS COUNCIL ACTION

N/A

BACKGROUND

APPLICANT: Long Foo, Inc.

ENGINEER: Ricardo Ramos, P.E.

SITE: This 0.457-acre tract of land is located on the southwest corner of San Francisco Avenue and Pace Street. The zoning for this 1-lot development is R-3 (Mixed Residential District). This tract is located in District VIII - Cm. Alyssa Cigarroa

COMMITTEE RECOMMENDATION

N/A

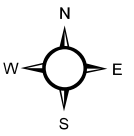
STAFF RECOMMENDATION

APPROVAL

NOTICE TO THE DEVELOPER:

N/A

AERIAL LOCATION MAP



NOTES

1. ALL RESTRICTIONS, CONDITIONS AND LIMITATIONS IMPOSED BY THE PLAT APPROVAL OF LOTS DEPICTED ON THIS PLAT.
2. ALL CURB CUTS SHALL COMPLY WITH THE TRANSPORTATION ELEMENT OF THE CITY OF LAREDO COMPREHENSIVE PLAN.
3. ALL IMPROVEMENTS SHALL BE MADE IN ACCORDANCE WITH THE CITY OF LAREDO SUBDIVISION ORDINANCE REQUIREMENTS.
4. SIDEWALKS, DRIVEWAYS AND TREES WILL BE INSTALLED AT THE TIME OF ISSUANCE OF BUILDING PERMITS IN ACCORDANCE WITH THE LAREDO LAND DEVELOPMENT CODE.
5. THE PURPOSE OF THIS PLAT IS TO CONSOLIDATE THREE LOTS INTO ONE LOT
6. THIS REPLAT DOES NOT ATTEMPT TO ALTER, AMEND, OR REMOVE ANY COVENANTS OR RESTRICTIONS.
7. THE EXISTING DRAINAGE PATTERNS OF THE LOT CREATED BY THIS REPLAT, IF ALTERED, WILL NOT CAUSE TO HAVE ANY DETRIMENTAL IMPACT ON THE ADJOINING PROPERTIES AND THE PROPOSED SITE PLAN WILL BE REVIEWED AND APPROVED BY THE CITY AS PART OF THE BUILDING PERMIT PROCESS. IT SHALL BE THE RESPONSIBILITY OF THE LANDOWNER TO COMPLY WITH THE STORMWATER MANAGEMENT ORDINANCE.

- NOTES
1. ALL RESTRICTIONS, CONDITIONS AND LIMITATIONS IMPOSED BY THE PLAT APPROVAL OF LOTS DEPICTED ON THIS PLAT.
 2. ALL CURB CUTS SHALL COMPLY WITH THE TRANSPORTATION ELEMENT OF THE CITY OF LAREDO COMPREHENSIVE PLAN.
 3. ALL IMPROVEMENTS SHALL BE MADE IN ACCORDANCE WITH THE CITY OF LAREDO SUBDIVISION ORDINANCE REQUIREMENTS.
 4. SIDEWALKS, DRIVEWAYS AND TREES WILL BE INSTALLED AT THE TIME OF ISSUANCE OF BUILDING PERMITS IN ACCORDANCE WITH THE LAREDO LAND DEVELOPMENT CODE.
 5. THE PURPOSE OF THIS PLAT IS TO CONSOLIDATE THREE LOTS INTO ONE LOT.
 6. THIS REPLAT DOES NOT ATTEMPT TO ALTER, AMEND, OR REMOVE ANY COVENANTS OR RESTRICTIONS.
 7. THE EXISTING DRAINAGE PATTERNS OF THE LOT CREATED BY THIS REPLAT, IF ALTERED, WILL NOT CAUSE TO HAVE ANY DETRIMENTAL IMPACT ON THE ADJOINING PROPERTIES AND THE PROPOSED SITE PLAN WILL BE REVIEWED AND APPROVED BY THE CITY AS PART OF THE BUILDING PERMIT PROCESS. IT SHALL BE THE RESPONSIBILITY OF THE LANDOWNER TO COMPLY WITH THE STORMWATER MANAGEMENT ORDINANCE.

STATE OF TEXAS
COUNTY OF WEBB

I, LI JIAN WU, THE UNDERSIGNED OWNER OF THE LAND SHOWN ON THIS PLAT, AND DESIGNATED HEREIN AS LOT 8A, BLOCK 1020, WESTERN DIVISION, IN THE COUNTY OF WEBB, TEXAS, AND WHOSE NAME IS SUBSCRIBED HERETO, HEREBY DEDICATE TO THE USE OF THE PUBLIC FOREVER, ALL EASEMENTS THEREON SHOWN, FOR THE PURPOSE AND CONSIDERATION THEREIN EXPRESSED.

(LI JIAN WU) DATE

STATE OF TEXAS
COUNTY OF WEBB

BEFORE ME THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED, LI JIAN WU, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FORGOING INSTRUMENT AND ACKNOWLEDGED TO ME THAT THE PERSON EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATION HEREIN STATED. WITNESS MY HAND AND SEAL THIS ____ DAY OF ____, 2025.

NOTARY PUBLIC IN AND FOR 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 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 WEBB COUNTY COMMISSIONERS COURT AND THE PLANNING COMMISSION OF THE CITY

RICARDO RAMOS, P.E. #87027 DATE

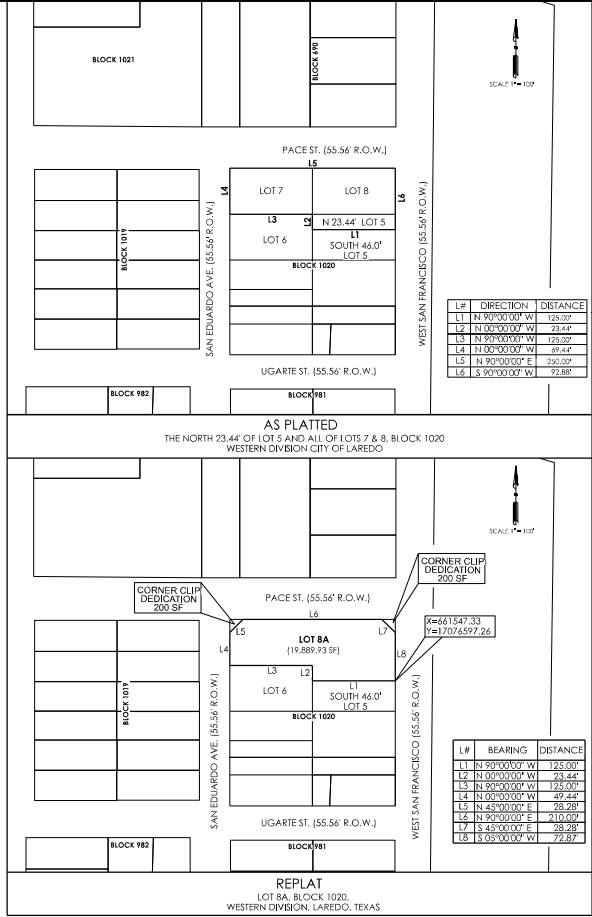


CERTIFICATE OF SURVEYOR
STATE OF TEXAS
COUNTY OF WEBB

I, J. RICARDO SANCHEZ THE UNDERSIGNED, A REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF TEXAS, HEREBY CERTIFY THAT THIS REPLAT IS TRUE AND CORRECT AND WAS PREPARED BY AN ACTUAL SURVEY OF THE PROPERTY MADE UNDER MY SUPERVISION, ON THE GROUND, THAT THE CORNER MONUMENTS SHOWN THEREON WERE FOUND OR WILL BE PROPERLY PLACED UNDER MY SUPERVISION.

J. RICARDO SANCHEZ, RPLS #4232
SANCHEZ ENGINEERING, INC.
P.O. BOX 2654
LAREDO, TEXAS 78044
SURV. FIRM NO. 10111000
956-723-5578

DATE



PLAT APPROVAL CITY ENGINEER

I HAVE REVIEWED THIS REPLAT AND ACCOMPANYING CONSTRUCTION DRAWINGS IDENTIFIED AS: LOT 8A, BLOCK 1020, WESTERN DIVISION, PREPARED BY RICARDO RAMOS, LICENSED PROFESSIONAL ENGINEER NO. 87027 AND DATED THE DAY ____ OF ____, 2025, WITH THE LAST REVISED DATE ON ____ OF ____, 2025, AND HAVE FOUND THEM IN COMPLIANCE WITH THE SUBDIVISION ORDINANCE OF THE CITY OF LAREDO, TEXAS.

RAMON E. CHAVEZ, P.E.
CITY ENGINEER

PLANNING COMMISSION APPROVAL

THIS PLAT OF LOT 8A, BLOCK 1020, WESTERN DIVISION, WEBB COUNTY, TEXAS 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 ____, 2025.

DANIELLA SADA PAZ
CHAIR

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 ____, 2025. THE MINUTES OF SAID MEETING REFLECT SUCH APPROVAL.

VANESSA GUERRERA, AICP
PLANNING DIRECTOR

CERTIFICATION OF COUNTY CLERK

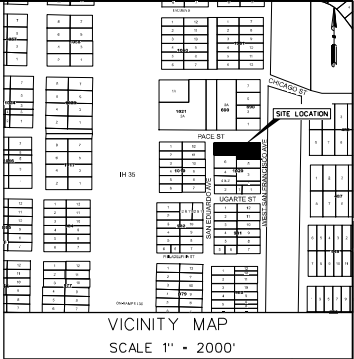
FILED OF RECORD AT ____ O'CLOCK ____ M. ON THE ____ DAY OF ____, 2025

DEPUTY: _____ COUNTY CLERK
WEBB COUNTY, TEXAS

STATE OF TEXAS:
COUNTY OF WEBB:

I, _____ CLERK OF THE COUNTY COURT IN AND FOR THE WEBB COUNTY, DO HEREBY CERTIFY THAT THE FORGOING INSTRUMENT DATED THE ____ DAY OF ____, 2025, WITH ITS CERTIFICATE OF AUTHENTICATION WAS FILED FOR RECORD IN MY OFFICE ON THE ____ DAY OF ____, 2025, AT ____ O'CLOCK ____ M. IN VOLUME ____, PAGE(S) ____ OF THE MAP RECORDS OF SAID COUNTY.

DEPUTY _____ COUNTY CLERK
WEBB COUNTY, TEXAS



THE NORTH 23.44' FT OF LOT 5, AND ALL OF LOTS 7 AND 8, BLOCK 1020, WESTERN DIVISION
INFO
LOT 8A, BLOCK 1020, WESTERN DIVISION

FINAL

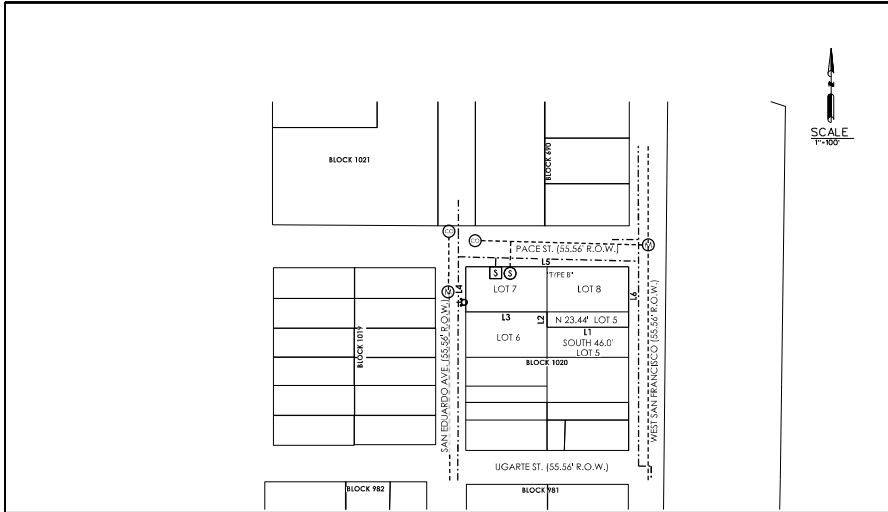
★ ★ ★ DO-RITE ENGINEERING, LLC

311 TURBIDE
LAREDO, TX 78040
TEL (956) 286-2496
www.dorite-engine.com
TEXAS FIRM REGISTRATION NO. 20695

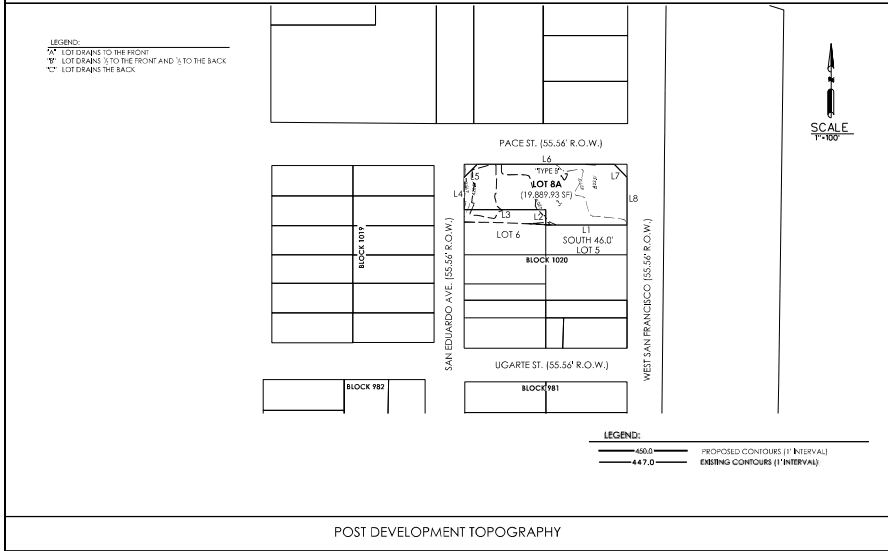
REVISED: 05/27/2025

OWNER(S):
LONG FOO, INC.
2902 DICKINSON DR.
LAREDO, TEXAS 78041

SHEET 1 OF 2



MAP OF WATER DISTRIBUTION SYSTEM AND SANITARY SEWER



POST DEVELOPMENT TOPOGRAPHY

WATER SUPPLY: DESCRIPTIONS, COST AND OPERABILITY DATA

LOT 8A, BLOCK 1020, WD, WILL BE PROVIDED WITH POTABLE WATER BY THE CITY OF LAREDO, THE SUBDIVIDER AND THE CITY OF LAREDO HAVE ENTERED INTO A CONTRACT IN WHICH THE CITY OF LAREDO HAS PROMISED TO PROVIDE SUFFICIENT WATER TO THE SUBDIVISION FOR AT LEAST 30 YEARS AND THE CITY OF LAREDO HAS PROVIDED DOCUMENTATION TO SUFFICIENTLY ESTABLISH THE LONG TERM QUANTITY AND QUALITY OF THE AVAILABLE WATER SUPPLIES TO SERVE THE FULL DEVELOPMENT OF THIS SUBDIVISION. THE CITY OF LAREDO HAS A 8-INCH DIAMETER WATER LINE ALONG PACE ST. AND W SAN FRANCISCO WHICH WILL BE TAPPED TO CONNECT LOT 8A, BLOCK 1020, WD.

THE WATER SYSTEM FOR LOT 8A, BLOCK 1020, WD, CONSISTS OF AN 8-INCH DIAMETER WATER LINE THAT RUNS ALONG PACE ST. AND W SAN FRANCISCO. FROM THE 8-INCH 12-INCH SINGLE SERVICE LINE RUN TO LOT BEFORE SPLITTING INTO 6- 3/4-INCH DIAMETER SINGLE SERVICE LINES GOING TO THE METER BOXES.

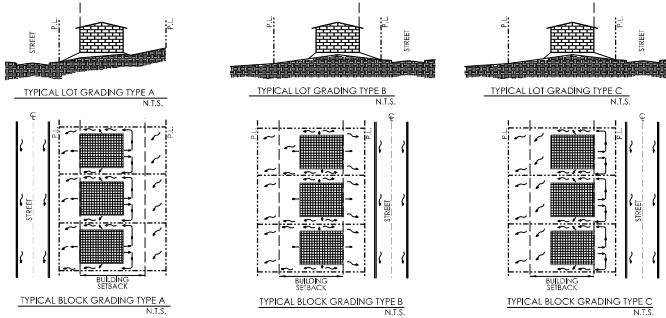
THE 8-INCH LINES, THE 8-INCH FITTINGS, THE 8-INCH GATE VALVES, THE FIRE HYDRANTS, THE COMBINATION AIR RELEASE/AUTOMATIC FLUSH VALVE, THE 2-INCH SINGLE SERVICE AND THE METER BOXES HAVE BEEN INSTALLED BY THE SUBDIVIDER.

THE SUBDIVIDER HAS IN ADDITION PAID THE CITY OF LAREDO THE SUM OF \$XXXX WHICH COVERS THE WATER AVAILABILITY, AND WATER METERS.

SEWER FACILITIES: DESCRIPTIONS, COST AND OPERABILITY DATA

SEWER FROM LOT 8A, BLOCK 1020, WD, WILL BE DEPOSED OF THROUGH THE SANITARY SEWER SYSTEM OF THE CITY OF LAREDO. THE SUBDIVIDER AND THE CITY OF LAREDO HAVE ENTERED INTO A CONTRACT IN WHICH THE CITY OF LAREDO HAS PROMISED TO PROVIDE SUFFICIENT SEWER DISPOSAL FOR THE FULL DEVELOPMENT OF THIS SUBDIVISION FOR AT LEAST 30 YEARS. THE CITY OF LAREDO HAS AN EXISTING 8-INCH SANITARY SEWER LINE LOCATED ALONG PACE ST. AND W SAN FRANCISCO. THE SANITARY SEWER SYSTEM FOR PACE ST. AND W SAN FRANCISCO CONSISTS OF AN 8-INCH DIAMETER SANITARY SEWER LINE THAT CONNECTS TO THE EXISTING 8-INCH SEWER. THE 8-INCH SEWER LINE RUNS ALONG THE R.O.W. FROM THE 8-INCH LINE. RUNS 1- 8-INCH DIAMETER SINGLE SERVICE LINES, THE 8-INCH LINES, THE MANHOLES, THE CLEANOUTS AND THE 6-INCH SINGLE SERVICE LINE. HAVE BEEN INSTALLED BY THE SUBDIVIDER. AT A TOTAL COST OF \$XX OR \$XX PER LOT.

NOTE:
HOME BUILDERS/HOME OWNERS SHALL NOT CHANGE THE GRADES OR CONSTRUCT FLOW RESTRICTING FENCES, BUILDINGS, STRUCTURES OR OTHER IMPROVEMENTS IN SUCH A WAY TO INTERFERE OR CHANGE THE ESTABLISHED DRAINAGE FLOW PATTERN AS INDICATED ON THE GRADING PLAN. TYPICAL LOT GRADING SHOWN ON THIS PLAN WILL BE DONE BY HOME BUILDER AS PART OF THE BUILDING PERMIT. ADDITIONALLY, THE HOME BUILDER SHALL INSTALL A 24" WIDE SCD STRIP ALONG THE ENTIRE REAR PROPERTY LINE OF LOTS DRAINING ONTO OTHER LOTS (1/2" STRIP ON UPGRADE LOTS AND 1/2" STRIP ON DOWNGRADIENT LOTS).



NOTE:
NO MORE THAN ONE SINGLE FAMILY DETACHED DWELLING ON AN INDIVIDUAL LOT.

CERTIFICATIONS:

BY MY SIGNATURE BELOW, I CERTIFY THAT THE WATER AND SEWER SERVICE AS DESCRIBED ON THE LEFT SHALL BE PROVIDED IN COMPLIANCE WITH THE MODEL RULES ADOPTED UNDER SECTION 16.343, WATER CODE.

ARTURO GARCIA JR., P.E. - UTILITIES DIRECTOR DATE

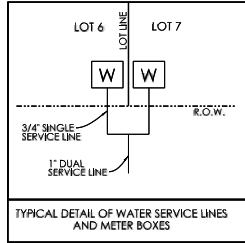
CERTIFICATE OF ENGINEER

BY MY SIGNATURE BELOW, I CERTIFY THAT THE WATER AND SEWER SERVICE FACILITIES AS DESCRIBED ON THE LEFT ARE TO THE BEST OF MY KNOWLEDGE, IN COMPLIANCE WITH THE MODEL RULES ADOPTED UNDER SECTION 16.343, WATER CODE.

RICARDO RAMOS, P.E. NO. 87027 DATE



| LEGEND | |
|--------|-------------------------------|
| [S] | SINGLE WATER SERVICE |
| [D] | DUAL WATER SERVICE |
| [S] | SINGLE SANITARY SEWER SERVICE |
| [D] | DUAL SANITARY SEWER SERVICE |
| [I] | IRRIGATION WATER SERVICE |
| [A] | FIRE HYDRANT |
| --- | 8" DIA. SANITARY SEWER LINE |
| --- | 8" DIA. WATER LINE |
| --- | 6" DIA. WATER LINE |
| [M] | SANITARY SEWER MANHOLE |
| [C] | CLEANOUT |



THE NORTH 23.44 FT OF LOT 5, AND ALL OF LOTS 7 AND 8, BLOCK 1020, WESTERN DIVISION INTO

LOT 8A, BLOCK 1020, WESTERN DIVISION

FINAL

DO-RITE ENGINEERING, LLC

311 IURBIDE
LAREDO, TX 78040
TEL: (361) 266-2474
www.dorite-engrs.com
TEXAS FIRM REGISTRATION NO. 20695

REVISED: 05/27/2025

OWNER(S):
LONG FOO, INC
2902 DICKINSON DR,
LAREDO, TEXAS 78041

SHEET 2 OF 2

City of Laredo

Planning & Zoning Commission

Meeting Date: 7/3/2025

Final Plats and replats 9B

SUBJECT

Final consideration of the replat of Lot 1, Block 1, Lago Del Valle Subdivision, Phase III and Tract II of Mezquite Land Development, Inc. into Lot 1A, Block 1 & Lots 1-15, Block 2, Lago Del Valle Subdivision, Phase III. The intent is residential.

PL-161-2025

District III - Cm. Melissa R. Cigarroa

PREVIOUS COUNCIL ACTION

N/A

BACKGROUND

APPLICANT: Mezquite Land Development LLC

ENGINEER: Crane Engineering

SITE: This 14.59-acre tract of land is located east of Cuatro Vientos Road, north of Los Presidentes Boulevard, and east adjacent to Brownwood Street. The zoning for this 15-lot development is R-1A (Single Family Reduced Area District) and R-1B (Single-Family High-Density District). This tract is located in District III - Cm. Melissa R. Cigarroa

COMMITTEE RECOMMENDATION

N/A

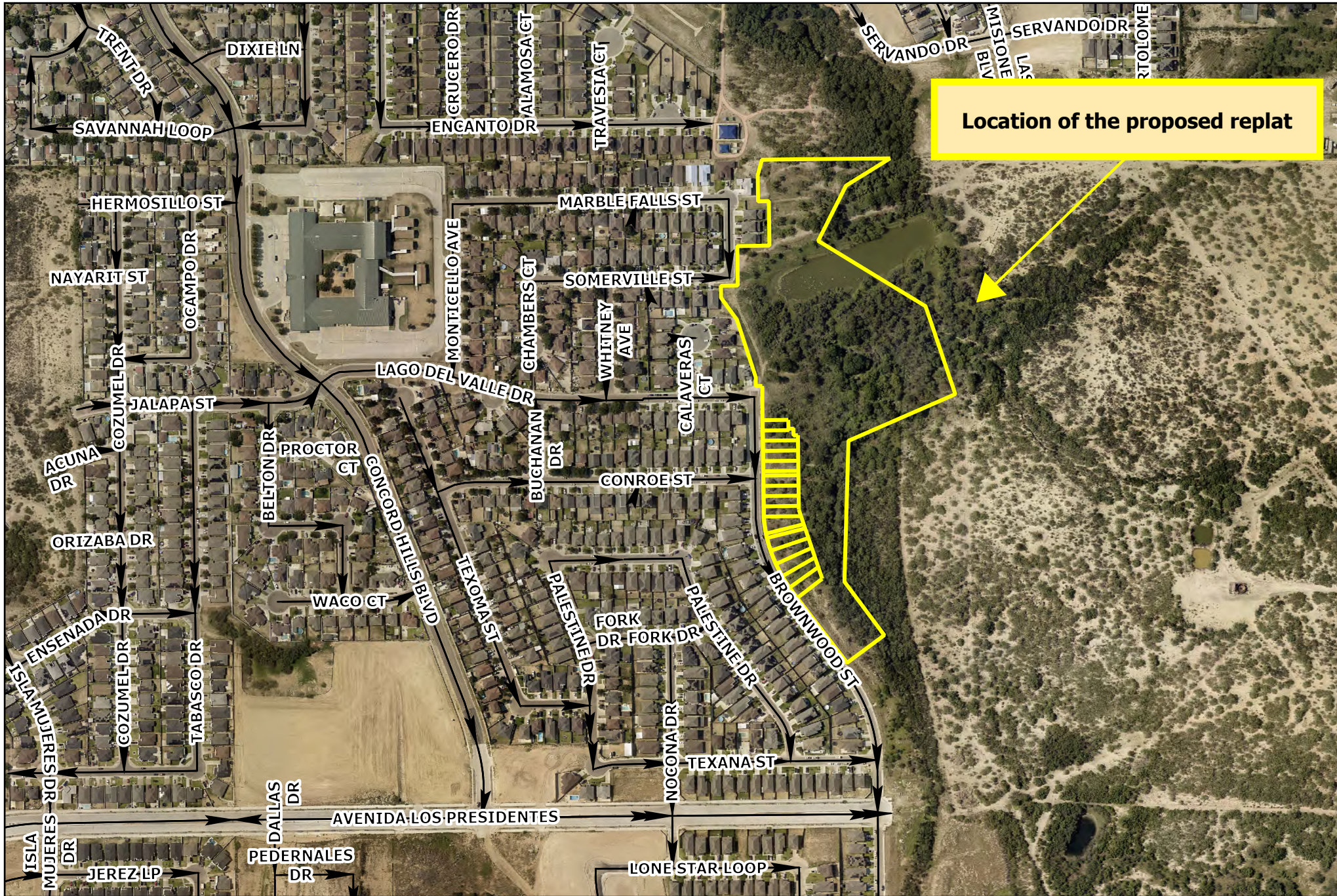
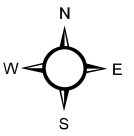
STAFF RECOMMENDATION

APPROVAL

NOTICE TO THE DEVELOPER:

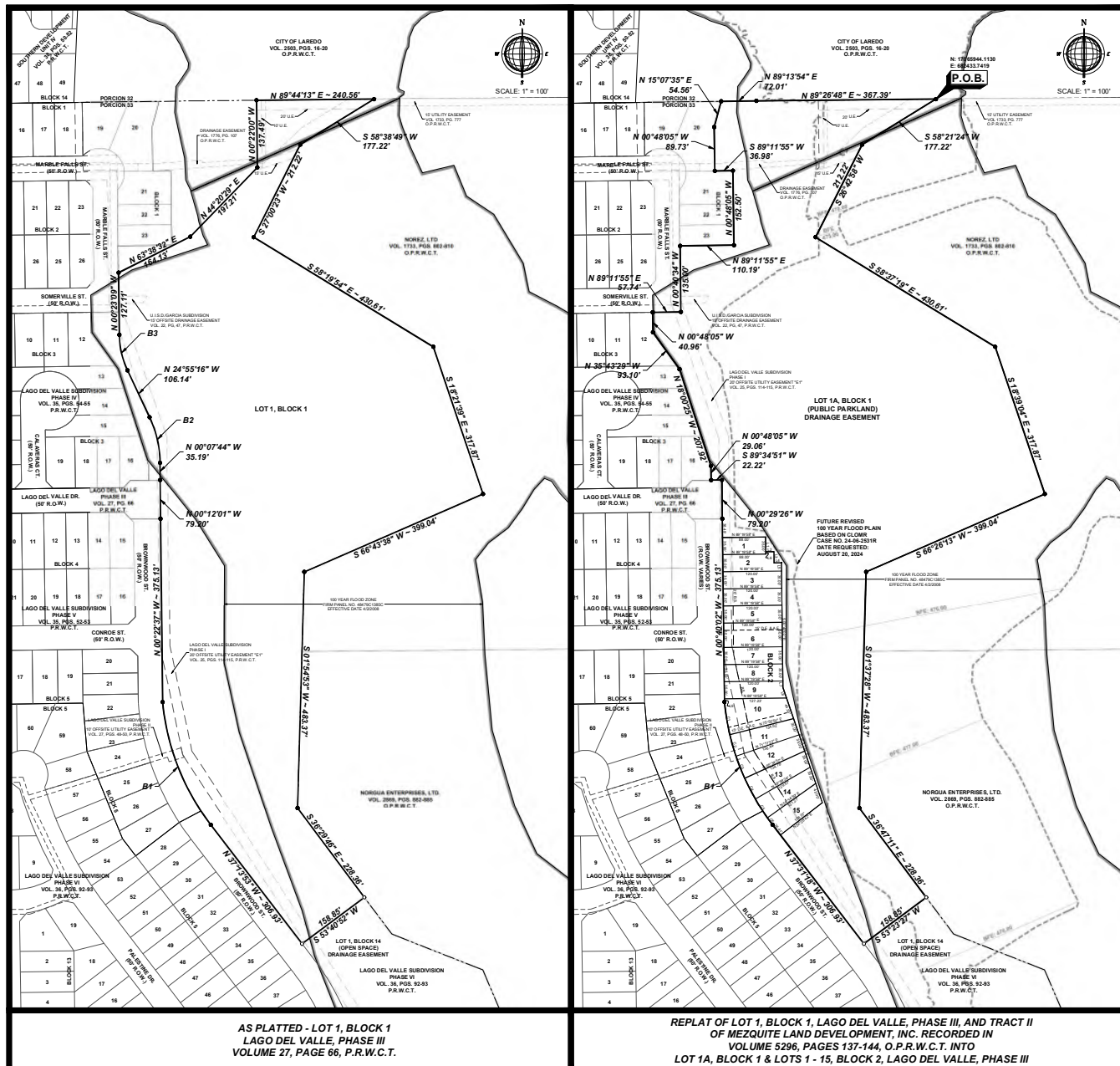
N/A

AERIAL LOCATION MAP



NOTES

1. The purpose of this Replat is to reconfigure lot layout and incorporate unplatted greenbelt into overall boundary.
2. This Replat does not attempt to alter, amend, or remove any covenants or restrictions.
3. 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.
4. All curb cuts shall comply with the transportation element of the City of Laredo Comprehensive Plan.
5. GPS coordinate for Point of Beginning is: N: 1765944.1130 E: 682433.7419
6. 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.
7. Finished floor elevations for Lots 5, 6, 14 and 15, Block 2 must be elevated 18" above the top of curb elevation.
8. Webb County Drainage District No.1 will be responsible for maintenance of the 100-yr Floodplain and Detention Pond.
9. Lot 1A, Block 1 will receive drainage runoff from Lots 1–15, Block 2. Builders and home owners shall not revise the grades or construct any improvements in such a way as to impede the established drainage flow as indicated on the post development contour map. Fence/wall which has the potential to block drainage runoff must be constructed with adequate number and size of openings to permit surface runoff to continue to flow.



SUMMARY TABLE

SUBDIVISION SUMMARY

14.59 ACRES
10 LOTS
2 BLOCKS

LEGEND

● 1/2" D.I. FOUND
○ 1/2" D.I. SET

BASIS OF BEARINGS

TEXAS STATE PLANE
SOUTH ZONE - 4205
NAD83

LOT SUMMARY

| Block | Lot # | Area (SF) |
|---------|-------|------------|
| Block 1 | 1A | 562,783.80 |

| Block 2 | Lot # | Area (SF) |
|---------|-------|-----------|
| 2 | 1 | 3,080.00 |
| 2 | 2 | 4,815.00 |
| 2 | 3 | 4,200.00 |
| 2 | 4 | 4,200.00 |
| 2 | 5 | 4,200.00 |
| 2 | 6 | 6,000.00 |
| 2 | 7 | 4,200.00 |
| 2 | 8 | 4,200.00 |

CURVE DATA TABLE

| CURVES | RADIUS | ANGLE | TANGENT | CURVE LENGTH | CHORD | CHORD BEARING |
|--------|---------|-----------|---------|--------------|---------|---------------|
| B1 | 486.41' | 32°11'57" | 140.39' | 273.38' | 269.77' | N61°52'57"W |
| C1 | 486.41' | 07°58'26" | 33.90' | 67.70' | 67.64' | N65°18'35"W |
| C2 | 486.41' | 05°24'50" | 23.00' | 45.96' | 45.84' | N16°50'13"W |
| C3 | 486.41' | 02°52'45" | 28.27' | 45.90' | 45.85' | N01°34'00"W |
| C4 | 486.41' | 05°30'14" | 23.81' | 47.57' | 47.55' | N27°13'30"W |
| C5 | 486.41' | 05°23'44" | 22.02' | 45.81' | 45.79' | N27°42'29"W |
| C6 | 486.41' | 02°05'56" | 8.91' | 17.82' | 17.82' | N08°26'20"W |

LINE DATA TABLE

| LINE# | LENGTH | BEARING |
|-------|--------|-------------|
| L1 | 35.00' | S89°40'02"E |
| L2 | 17.00' | N89°18'55"E |
| L3 | 25.00' | S00°40'02"E |
| L4 | 15.00' | N89°18'55"E |
| L5 | 17.00' | S00°40'02"E |
| L6 | 5.00' | N02°40'02"W |
| L7 | 13.00' | S00°40'02"E |
| L8 | 25.16' | S18°51'03"E |
| L9 | 6.04' | N02°40'02"W |

LEGAL DESCRIPTION - 14.59 ACRE TRACT

A tract of land containing 14.59 acres, more or less, out of Porcion 32, Jose Mariano Trevino, original grantee. Abstract No. 3084, Webb County, Texas, said 14.59 acres being out of Tracts I & II respectively, conveyed in deed to Mezquite Land Development, Inc., as recorded in Volume 5296, Pages 137-144, Webb County Official Public Records; this tract of land containing 14.59 acres, more or less, being more particularly described by metes and bounds as follows:

BEGINNING at a found 1/2" diameter iron rod, same being the northeast corner of Lago Del Valle Phase III recorded in Volume 27, Page 66, P.R.W.C.T., the northeast corner of the Norcia, Ltd. tract as recorded in Volume 1733, Pages 802-803, O.P.R.W.C.T., a point along the south boundary of City of Laredo tract as recorded in Volume 2003, Pages 16-20, O.P.R.W.C.T., a point along the common line of Porcion 32 and Porcion 33, and northeast corner hereof;

THENCE along the common boundary between Lago Del Valle Phase III, Norcia, Ltd. tract and this tract, the following calls and distances:

S 58°21'24" W, a distance of 177.22 feet to a found 1/2" diameter iron rod and interior corner hereof;

S 26°42'58" W, a distance of 212.22 feet to a found 1/2" diameter iron rod and interior corner hereof;

S 58°37'18" E, a distance of 430.61 feet to a found 1/2" diameter iron rod and exterior corner hereof;

S 18°39'04" E, a distance of 317.87 feet to a found 1/2" diameter iron rod and exterior corner hereof;

S 66°26'13" W, a distance of 399.04 feet to a found 1/2" diameter iron rod and interior corner hereof;

S 01°37'28" W, at 93.57 feet passing the southwest corner of the Norcia, Ltd. tract and the northeast corner of the Norcia Enterprises, Ltd. tract as recorded in Volume 2889, Pages 882-885, O.P.R.W.C.T., continuing along said bearing a total distance of 483.37 feet to a found 1/2" diameter iron rod and interior corner hereof;

THENCE S 36°47'11" E, along the common boundary between Lago Del Valle Phase III, Norcia Enterprises, Ltd. tract and this tract a distance of 228.36 feet to southeast corner of Lago Del Valle Phase III and a point along the west boundary of the Norcia Enterprises, Ltd. tract, same point being the north exterior corner of Lot 1 Block 14 of Lago Del Valle Phase III recorded in Volume 38, Pages 92-93, P.R.W.C.T., and a set 1/2" diameter iron rod and southeast corner hereof;

THENCE S 53°23'27" W, along the common boundary between Lago Del Valle Phase III, Lago Del Valle Phase IV and this tract, a distance of 158.85 feet to a set 1/2" diameter iron rod on the east side of the 50 foot right-of-way of Brownwood St. and exterior corner hereof;

THENCE N 31°37'31" W, along the east right-of-way line of Brownwood St. and the common boundary between Lago Del Valle Phase III, Lago Del Valle Phase IV and this tract, a distance of 306.93 feet to a found 1/2" diameter iron rod, a point of curvature right and exterior corner hereof;

THENCE along the aforementioned common boundary line and said curve to the right having a radius of 486.41 feet, delta angle of 32°11'57", tangent of 140.39 feet, chord bearing of N 21°25'20" W and chord distance of 269.77 feet, a distance of 34.51 feet along curve intersecting with a found 1/2" diameter iron rod, being the southeast corner of Lago Del Valle Phase IV as recorded in Volume 38, Pages 92-93, P.R.W.C.T., and exterior corner along the east side of Lago Del Valle Phase IV and a point on the east right-of-way line of Brownwood St. for reference, then continuing along said curve, a total distance of 273.35 feet to a set 1/2" diameter iron rod and exterior corner hereof;

THENCE N 07°40'32" W, along common boundary line of Lago Del Valle Phase III and Lago Del Valle Phase IV and the east right-of-way line of Brownwood St., a distance of 375.13 feet to a found 1/2" diameter iron rod, same being the southeast corner of the Lago Del Valle Drive right-of-way as recorded in Lago Del Valle Phase III, northeast corner of the Lago Del Valle Phase IV and interior corner hereof;

THENCE N 02°29'25" W, along the east right-of-way of Lago Del Valle Drive, a distance of 79.20 feet to a found 1/2" diameter iron rod, same point being the northeast corner of Lago Del Valle right-of-way, and interior corner hereof;

THENCE S 86°34'51" W, along the north-right-of-way of Lago Del Valle Drive, a distance of 22.22 feet to a found 1/2" diameter iron rod, same point being the southeast corner of Lago Del Valle Phase IV, and exterior corner hereof;

THENCE along the common boundary line of Lago Del Valle Phase IV east boundary line and the west boundary line of this tract, the following calls and distances:

N 00°48'05" W, a distance of 29.06 feet to a found 1/2" diameter iron rod and interior corner hereof;

N 18°00'25" W, a distance of 207.92 feet to a found 1/2" diameter iron rod and interior corner hereof;

N 30°43'29" W, a distance of 93.10 feet to a found 1/2" diameter iron rod and exterior corner hereof;

N 00°48'05" W, a distance of 40.96 feet to a found 1/2" diameter iron rod and exterior corner hereof;

N 88°11'55" E, a distance of 57.74 feet to a found 1/2" diameter iron rod, same point being along the west boundary of Lago Del Valle Phase III, and interior corner hereof;

N 00°40'34" W, at 80.25 feet passing an exterior corner of Lago Del Valle Phase III and continuing along said bearing a total distance of 135.0 feet to a found 1/2" diameter iron rod, and exterior corner hereof;

N 89°11'55" E, a distance of 110.19 feet to a found 1/2" diameter iron rod and interior corner hereof;

N 00°48'05" W, a distance of 152.50 feet to a found 1/2" diameter iron rod and interior corner hereof;

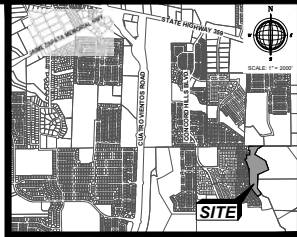
S 89°11'55" W, a distance of 36.98 feet to a found 1/2" diameter iron rod and exterior corner hereof;

N 00°48'05" W, a distance of 89.73 feet to a found 1/2" diameter iron rod and exterior corner hereof;

N 18°07'30" E, a distance of 54.56 feet to a set 1/2" diameter iron rod, same being a point along the south boundary of the City of Laredo tract, the northeast corner of Lago Del Valle Phase IV, the common line of Porcion 32 and Porcion 33, and northeast corner hereof;

THENCE N 89°13'54" E, along the aforementioned common boundary line, a distance of 72.01 feet to a found 1/2" diameter iron rod and interior corner hereof;

THENCE N 89°26'48" E, at 126.83 feet passing the northwest corner of Lago Del Valle Phase III, continuing along said bearing a total distance of 367.40 feet to the **POINT OF BEGINNING**, containing within these metes and bounds 14.59 acres, more or less.



- NOTES**
- The purpose of this Replat is to reconfigure lot layout and incorporate unplatted greenbelt into overall boundary.
 - This Replat does not attempt to alter, amend, or remove any covenants or restrictions.
 - 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.
 - All curb cuts shall comply with the transportation element of the City of Laredo Comprehensive Plan.
 - GPS coordinate for Point of Beginning is: N 1765844.1130 E 682433.7419
 - 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.
 - Finished floor elevations for Lots 5, 6, 14 and 15, Block 2 must be elevated 18" above the top of curb elevation.
 - Webb County Drainage District No. 1 will be responsible for maintenance of the 100-y Floodplain and Detention Pond.
 - Lot 1A, Block 1 will receive drainage runoff from Lots 1-15, Block 2. Builders and home owners shall not raise the grades or construct any improvements in such a way as to impede the established drainage flow as indicated on the post development contour map. Fencewall which has the potential to block drainage runoff must be constructed with adequate number and size of openings to permit surface runoff to continue to flow.

SURVEYOR:
JJ RUIZ LAND SURVEYING
JULIAN JAVIER RUIZ, R.P.I.S.
715 N. WESTGATE, No. 177
WESLACO, TX 75796
956-568-4470

Final Replat

April 16, 2025

ENGINEER:



CRANE ENGINEERING CORP.
1310 JUNCTION DRIVE
LAREDO, TX 78041
FIRM REGISTRATION NO. F-3353

OWNER:

Mezquite Land Development, Inc.
5904 West Drive, Suite 12
Laredo, TX 78041
(956) 724-8469

Replat of Lot 1, Block 1, Lago Del Valle, Phase III, and Tract II of Mezquite Land Development, Inc. recorded in Volume 5296, Pages 137-144, O.P.R.W.C.T. into Lot 1A, Block 1 & Lots 1 - 15, Block 2, Lago Del Valle, Phase III

P1

CERTIFICATE OF OWNER
STATE OF TEXAS
COUNTY OF WEBB

I, MEZQUITE LAND DEVELOPMENT, INC., the undersigned Owner of the land shown on this REPLAT, and designated herein as REPLAT OF LOT 1, BLOCK 1, LAGO DEL VALLE, PHASE III, AND TRACT II OF MEZQUITE LAND DEVELOPMENT, INC. RECORDED IN VOLUME 5296, PAGES 137-144, O.P.R.W.C.T. INTO LOT 1A, BLOCK 1 & LOTS 1 - 15, BLOCK 2, LAGO DEL VALLE, PHASE III, 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.

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

NOTARY

CERTIFICATE OF LIEN HOLDER

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 REPLAT OF LOT 1, BLOCK 1, LAGO DEL VALLE, PHASE III, AND TRACT II OF MEZQUITE LAND DEVELOPMENT, INC. RECORDED IN VOLUME 5296, PAGES 137-144, O.P.R.W.C.T. INTO LOT 1A, BLOCK 1 & LOTS 1 - 15, BLOCK 2, LAGO DEL VALLE, PHASE III.

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 Herely certify that proper engineering consideration has been given this REPLAT to the matters of streets, lots, drainage, water, sewer and appurtenances layout; and to the best of my knowledge this REPLAT 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

DANIELLA SADA PAZ
Chairwoman

DATE

PLANNING COMMISSION APPROVAL

This REPLAT OF LOT 1, BLOCK 1, LAGO DEL VALLE, PHASE III, AND TRACT II OF MEZQUITE LAND DEVELOPMENT, INC. RECORDED IN VOLUME 5296, PAGES 137-144, O.P.R.W.C.T. INTO LOT 1A, BLOCK 1 & LOTS 1 - 15, BLOCK 2, LAGO DEL VALLE, PHASE III, 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

The City of Laredo Planning Commission approved the filing for record of this REPLAT OF LOT 1, BLOCK 1, LAGO DEL VALLE, PHASE III, AND TRACT II OF MEZQUITE LAND DEVELOPMENT, INC. RECORDED IN VOLUME 5296, PAGES 137-144, O.P.R.W.C.T. INTO LOT 1A, BLOCK 1 & LOTS 1 - 15, BLOCK 2, LAGO DEL VALLE, PHASE III, at a public meeting held on the ____ day of _____, 20__. The minutes of said meeting reflect such approval.

VANESSA GUERRA, AICP
Planning Director

DATE

JULIAN JAVIER RUIZ, R.P.L.S.
Registered Professional Land Surveyor
Texas No. 5304

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 REPLAT 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.

PLAT APPROVAL - CITY ENGINEER

I have reviewed this REPLAT and accompanying drawings identified as REPLAT OF LOT 1, BLOCK 1, LAGO DEL VALLE, PHASE III, AND TRACT II OF MEZQUITE LAND DEVELOPMENT, INC. RECORDED IN VOLUME 5296, PAGES 137-144, O.P.R.W.C.T. INTO LOT 1A, BLOCK 1 & LOTS 1 - 15, BLOCK 2, LAGO DEL VALLE, PHASE III, prepared by ALFREDO MARTINEZ, Licensed Professional Engineer No. 123303, and dated the 18th day of April 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

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

SURVEYOR: JJ RUIZ LAND SURVEYING
JULIAN JAVIER RUIZ, R.P.I.S.
715 N. WESTGATE, No. 177
WESLACO, TX 78596
956-568-4470

Final Replat

April 16, 2025



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

OWNER: Mezquite Land Development, Inc.
5904 West Drive, Suite 12
Laredo, TX 78041
(956) 724-8469

Replat of Lot 1, Block 1, Lago Del Valle, Phase III, and Tract II of Mezquite Land Development, Inc. recorded in Volume 5296, Pages 137-144, O.P.R.W.C.T. into Lot 1A, Block 1 & Lots 1 - 15, Block 2, Lago Del Valle, Phase III

P2