

LEGAL DESCRIPTION

For a 5.00 acre tract of land being out of an original 54.5 Acre Tract, as conveyed to Haynes, LTD, per instrument recorded in Volume 1085, Page 346, Official Public Records of Webb County, Texas situated in Abstract 3116, Parcel 31, Jose Treviño Original Grantee, conveyed to GONZALEZ-GONZALEZ REAL ESTATE, LLC City of Laredo, Webb County, Texas.

Being a 5.00 acre tract of lands out of Abstract 3116, Parcel 31, Jose Treviño Original Grantee tract of land conveyed to GONZALEZ-GONZALEZ REAL ESTATE, LLC, described in deed recorded in Volume 5397, Pages 206-222, Official Public Records, Webb County, Texas, and being more particularly described by metes and bounds as follows to wit:

Beginning at a 1/2" iron rod found being a point on the west Right-of-Way line of Marla Lulka Drive and the northeast corner of a 12,852 Acre Tract recorded in Volume 1085, Page 346, Webb County Deed Records, and the southeast corner hereof;

Thence, along the north line of said 12,852 Acre Tract, **North 80 degrees 47 minutes 50 seconds West, 794.55 feet** to a 1/2" iron rod found, being the northeast corner of Lot 1, Block 1, Dorel Holdings Phase I, recorded in Volume 30, page 32, Webb County Map Records, also being the northwest corner of said 12,852 Acre Tract and being an exterior corner hereof;

Thence, along the north line of said Lot 1, Block 1, Dorel Holdings Phase I, **North 70 degrees 00 minutes 50 seconds West, 60.01 feet** to a 1/2" iron rod set, a point along the south line of a 9,2945 Acre Tract as described in deed recorded in Volume 5397, Pages 206-222, Official Public Records, Webb County, Texas, and being the southwest corner hereof;

Thence, **North 40 degrees 40 minutes 50 seconds East, 107.80 feet** along the east line of said 9,2945 Acre Tract to a 1/2" iron rod set and being an exterior corner hereof;

Thence, **North 53 degrees 41 minutes 24 seconds East, 111.43 feet** along the east line of said 9,2945 Acre Tract to 1/2" iron rod set and being an exterior corner hereof;

Thence, **North 77 degrees 47 minutes 57 seconds East, 533.63 feet** along the east line of said 9,2945 Acre Tract and southwest corner of Lot 1, Block 1, James Haynes Industrial Park Unit VII, recorded in Volume 30, page 34, Webb County Map Records, and southeast corner of Lot 2, Block 2, James Haynes Industrial Park Unit VII, recorded in Volume 24, page 63, Webb County Map Records to a 1/2" iron rod found and being the northwest corner hereof;

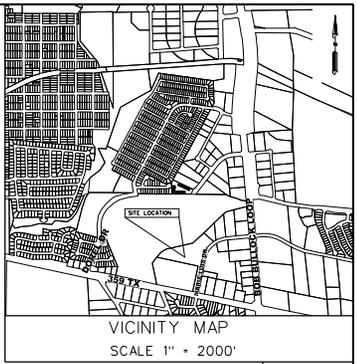
Thence, **South 50 degrees 57 minutes 28 seconds East, 280.32 feet** along the south line of said Lot 1, Block 1, James Haynes Industrial Park Unit VII to a 1/2" iron rod found on the west Right-of-Way line of Marla Lulka Drive being on a non-rampant point of curvature for a curve to the left having a Radius of 535.55 feet, a Chord of **South 16 degrees 38 minutes 23 seconds West, 120.65 feet**, and being the northeast corner hereof;

Thence, along the west Right-of-Way line of Marla Lulka Drive and said curve to the left and arc length of 120.91 feet to a non-rampant point of tangency, to a 1/2" iron rod set and being an interior corner and point of deflection hereof;

Thence, **South 11 degrees 25 minutes 05 seconds West, 110.07 feet** along the west Right-of-Way of Marla Lulka Drive to the Point of Beginning and containing 5.00 acres of land, more or less.

Boots of Rebindings: A 1/2" iron rod found at the southwest corner of Lot 1, Block 1, James Haynes Industrial Park Unit VII Plat recorded in Volume 30, page 34, of the Map Records of Webb County, Texas, and a 1/2" iron rod found at the southwest corner of said Lot 1, Block 1, James Haynes Industrial Park Unit VII Plat.

Calculated to be: South 50 degrees 57 minutes 28 seconds East, 280.32 feet Found by GPS observation to be: south 50 degrees 57 minutes 28 seconds east, 280.32 feet.



LOT 1, BLOCK 1, GONZALEZ-GONZALEZ PLAT LAREDO, WEBB COUNTY, TEXAS

STATE OF TEXAS: COUNTY OF WEBB: CERTIFICATE OF ENGINEER

I, ANGEL ANTONIO GONZALEZ, DIRECTOR OF GONZALEZ-GONZALEZ REAL ESTATE, LLC, THE UNDERSIGNED OWNER OF THE LAND SHOWN ON THIS PLAT, AND DESIGNATED HEREIN AS LOT 1, BLOCK 1, GONZALEZ-GONZALEZ PLAT, COUNTY OF WEBB, TEXAS, AND WHOSE NAME IS SUBSCRIBED HERETO, HEREBY DEDICATED TO THE USE OF THE PUBLIC FOREVER ALL DRAINS, EASEMENTS AND PUBLIC PLACES THEREON SHOWN FOR THE PURPOSE AND CONSIDERATION THEREIN EXPRESSED.

STATE OF TEXAS: COUNTY OF WEBB: I, HEREBY CERTIFY THAT PROPER ENGINEERING DESIGN 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 PLANNING COMMISSION OF THE CITY.



RICARDO RAMOS, P.E. NO. 87027 DATE

PLAT APPROVAL CITY ENGINEER

I HAVE REVIEWED THIS PLAT AND ACCOMPANYING CONSTRUCTION DRAWINGS IDENTIFIED AS: LOT 1, BLOCK 1, GONZALEZ-GONZALEZ PLAT PREPARED BY RICARDO RAMOS, LICENSED PROFESSIONAL ENGINEER NO. 87027 AND DATED THE ____ DAY OF _____, 2024, WITH THE LAST REVISED DATE ON _____, 2024, AND HAVE FOUND THEM IN COMPLIANCE WITH THE SUBDIVISION ORDINANCE OF THE CITY OF LAREDO, TEXAS.

ELIUD DE LOS SANTOS, P.E. CITY ENGINEER DATE

CERTIFICATION OF COUNTY CLERK

FILED OF RECORD AT ____ O'CLOCK ____ M. ON THE ____ DAY OF _____, 2024.

DEPUTY: _____ COUNTY CLERK WEBB COUNTY, TEXAS

PLANNING COMMISSION APPROVAL

THIS PLAT OF LOT 1, BLOCK 1, GONZALEZ-GONZALEZ PLAT 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 _____, 2024.

DANIELLA SADA PAZ, PLANNING COMMISSION CHAIR DATE

ATTESTMENT OF PLANNING COMMISSION APPROVAL

THE CITY OF LAREDO PLANNING COMMISSION APPROVED THE FILING OF RECORD OF THIS PLAT AT A PUBLIC MEETING HELD ON THE ____ DAY OF _____, 2024. THE MINUTES OF SAID MEETING REFLECT SUCH APPROVAL.

VANESSA GUERRA, AICP, PLANNING DIRECTOR DATE

GONZALEZ-GONZALEZ REAL ESTATE, LLC DATE BY ANGEL ANTONIO GONZALEZ - DIRECTOR

STATE OF TEXAS: COUNTY OF WEBB: BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED ANGEL ANTONIO GONZALEZ, DIRECTOR OF GONZALEZ-GONZALEZ REAL ESTATE, LLC, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FORGOING INSTRUMENT AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATION THEREIN STATED, GIVEN MY HAND AND SEAL OF OFFICE THIS ____ DAY OF _____, 2024.

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

LIEN HOLDER CERTIFICATE THIS SUBDIVISION MAP IS HEREBY APPROVED AND ADOPTED BY THE UNDERSIGNED LIEN HOLDER THIS ____ DAY OF _____, 2024.

BY: _____ TITLE: _____

STATE OF TEXAS: COUNTY OF WEBB: BEFORE ME, THE UNDERSIGNED AUTHORITY PERSONALLY APPEARED

NAME TITLE FALCON INTERNATIONAL BANK FINANCIAL INSTITUTION

KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FORGOING 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 _____, 2024.

NOTARY PUBLIC MY COMMISSION EXPIRES

CERTIFICATE OF SURVEYOR

STATE OF TEXAS: COUNTY OF WEBB: I, J. RICARDO SANCHEZ, A REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF TEXAS, HEREBY CERTIFY THAT THIS PLAT 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, R.P.L.S. NO. 4232 DATE SANchez ENGINEERING, INC. T.B.P.L.S. FIRM REGISTRATION NO. 1011000 P.O. BOX 2654 LAREDO, TEXAS 78044 (956) 723-6578

LOT 1, BLOCK 1, GONZALEZ-GONZALEZ PLAT LAREDO, WEBB COUNTY, TEXAS

FINAL

DO-RITE ENGINEERING, LLC
 3111 IURBIDE LAREDO, TX 78040
 TEL: (956) 286-2496
 www.dorri-engineers.com
 TEXAS FIRM REGISTRATION NO. 20695

REVISED: 1/26/2026

GONZALEZ-GONZALEZ REAL ESTATE, LLC
 269 N. CEYLON STREET
 EAGLE PASS, TEXAS 78852

SHEET 1 OF 1