

LAKESIDE COMMERCIAL SUBDIVISION PHASE I PLAT  
SCALE: 1" = 100'

CERTIFICATE OF OWNER:  
STATE OF TEXAS &  
WEBB COUNTY &

I, \_\_\_\_\_, THE UNDERSIGNED OWNER OF THE LAND SHOWN ON THIS PLAT, AND DESIGNATED HEREIN AS LAKESIDE COMMERCIAL SUBDIVISION, PHASE I IN COUNTY OF WEBB, TEXAS, AND WHOSE NAME IS SUBSCRIBED HERETO, HEREBY DEDICATE TO THE USE OF THE PUBLIC FOREVER DRAINAGE, EASEMENTS AND PUBLIC PLACES THEREON SHOWN FOR THE PURPOSE AND CONSIDERATION THEREIN EXPRESSED.

OWNER  
LAKESIDE SUBDIVISION II, LLC

STATE OF TEXAS &  
WEBB COUNTY &

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED \_\_\_\_\_, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATION THEREIN STATED. GIVEN MY HAND AND SEAL OF OFFICE THIS \_\_\_\_ DAY OF \_\_\_\_\_, 2025.

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

CERTIFICATE OF ENGINEER

STATE OF TEXAS:  
COUNTY OF WEBB:

I, HEREBY CERTIFY THAT PROPER ENGINEERING CONSIDERATION HAS BEEN GIVEN THIS PLAT TO THE MATTERS OF WATER, SEWER SERVICES, APPURTENANCES AND DRAINAGE LAYOUT; AND TO THE BEST OF MY KNOWLEDGE THIS PLAT CONFORMS TO ALL REQUIREMENTS OF THE SUBDIVISION ORDINANCE, EXCEPT FOR THOSE VARIANCES THAT MAY HAVE BEEN GRANTED BY THE PLANNING COMMISSION OF THE CITY OF LAREDO AND WEBB COUNTY COMMISSIONERS' COURT.

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

DATE \_\_\_\_\_



CERTIFICATE OF SURVEYOR

STATE OF TEXAS:  
COUNTY OF WEBB:

I, \_\_\_\_\_, THE UNDERSIGNED REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF TEXAS, HEREBY CERTIFY THAT THIS PLAT IS TRUE AND WAS PREPARED FROM AN ACTUAL SURVEY OF THE PROPERTY MADE UNDER MY SUPERVISION, ON THE GRID COORDINATE SYSTEM OF 1983, 4205 SOUTH ZONE, NAD 83.

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

DATE \_\_\_\_\_



PLAT-APPROVAL CITY ENGINEER

I HAVE REVIEWED THIS PLAT AND ACCOMPANYING CONSTRUCTION DRAWINGS IDENTIFIED AS LAKESIDE COMMERCIAL SUBDIVISION, PHASE I PREPARED BY RICARDO M. VILLARREAL, REGISTERED PROFESSIONAL ENGINEER NO. 101308, AND DATED THE \_\_\_\_ DAY OF \_\_\_\_\_, 2025, WITH THE LAST REVISED DATE ON \_\_\_\_\_, 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

THIS PLAT OF LAKESIDE COMMERCIAL SUBDIVISION, PHASE I, 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 \_\_\_\_\_, 2025.

JUAN M. NARVAEZ, PBZ CHAIRMAN

DATE \_\_\_\_\_

ATTESTMENT OF PLANNING  
COMMISSION APPROVAL

THE CITY OF LAREDO PLANNING COMMISSION APPROVED THE FILING FOR RECORD OF THIS PLAT AT A PUBLIC MEETING HELD ON THE \_\_\_\_ DAY OF \_\_\_\_\_, 2025. THE MINUTES OF SAID MEETING REFLECT SUCH APPROVAL.

\_\_\_\_\_  
DIRECTOR OF PLANNING DEPARTMENT  
CITY OF LAREDO, TEXAS

DATE \_\_\_\_\_

CERTIFICATE OF COUNTY CLERK

STATE OF TEXAS:  
COUNTY OF WEBB:

I, MARJORIE RAMIREZ IBARRA, CLERK OF THE COUNTY COURT OF WEBB COUNTY, TEXAS, DO HEREBY CERTIFY THAT THE FOREGOING INSTRUMENT DATED \_\_\_\_ DAY OF \_\_\_\_\_, 2024, WITH ITS CERTIFICATE OF AUTHENTICATION, HEREIN DESIGNATED AS LAKESIDE COMMERCIAL SUBDIVISION, PHASE I, IS FILED FOR RECORD IN MY OFFICE ON THE \_\_\_\_ DAY OF \_\_\_\_\_, 2025, AT \_\_\_\_ O'CLOCK \_\_\_\_ M. IN VOLUME \_\_\_\_ PAGE \_\_\_\_ OF THE PLAT RECORDS OF SAID COUNTY ON THIS THE \_\_\_\_ DAY OF \_\_\_\_\_, 2024.

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

DATE \_\_\_\_\_

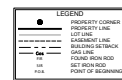


PLAT NOTES & RESTRICTIONS

1. DRIVEWAYS, SIDEWALKS AND TREES WILL BE INSTALLED AT THE TIME OF ISSUANCE OF BUILDING PERMITS, IN ACCORDANCE WITH THE LAREDO LAND DEVELOPMENT CODE.
2. ACCESS TO LOOP 20 MUST BE COORDINATED AND APPROVED BY THE TEXAS DEPARTMENT OF TRANSPORTATION.
3. THIS SUBJECT PROPERTY IS NOT LOCATED WITHIN THE DESIGNATED 100-YEAR FLOODPLAIN PER FEMA FIRM MAP No. 48479C, PANEL No. 1.215C, WITH EFFECTIVE DATE OF APRIL 02, 2008.
4. SETBACKS SHALL BE DETERMINED BASED ON THE CURRENT ZONING IN ACCORDANCE TO SECTION 4.7.7.1 OF THE LAREDO LAND DEVELOPMENT CODE.
5. ALL LOT CONFIGURATIONS SHOWN, INCLUDING MINIMUM LOT AREAS SHALL MEET DIMENSIONAL STANDARDS OF THE LAND DEVELOPMENT CODE FOR AN B-3 ZONE.
6. ALL IMPROVEMENTS SHALL BE AS PER SUBDIVISION ORDINANCE.
7. GRID COORDINATES: NAD83 (2011 ADJ.), TEXAS STATE PLANE, 4205 SOUTH ZONE, PROVIDED FOR GENERAL LOCATIVE PURPOSE AND DO NOT REPRESENT OFFICIAL INDSI CONTROL.

ENGINEER  
RICARDO M. VILLARREAL, P.E.  
TOP SITE CIVIL GROUP, LLC  
6262 MOPHERSON RD., STE. 208  
LAREDO, TEXAS 78041  
(956) 725-5057

SURVEYOR  
RICARDO M. VILLARREAL, R.P.L.S.  
TOP SITE CIVIL GROUP, LLC  
6262 MOPHERSON RD., STE. 208  
LAREDO, TEXAS 78041  
(956) 725-5057



PRELIMINARY PLAT OF  
**LAKESIDE COMMERCIAL SUBDIVISION, PHASE I**  
BEING A TRACT OF LAND 4.53 ACRES, MORE OR LESS, BEING OUT OF THOSE TRACTS DEEDS TO LAKESIDE SUBDIVISION L.L.C. AS RECORDED IN VOLUME 950, PAGES 248-266 OF THE WEBB COUNTY OFFICIAL PUBLIC RECORDS, BEING PART OF ABSTRACT 654, SURVEY 1022, AND ABSTRACT 469, SURVEY 1550 CITY OF LAREDO, WEBB COUNTY, TEXAS

PROJECT #	LAKESIDE SUBDIVISION
FIELD DATE	
DRAWN BY	KJE
APPROVED	RAY
DATE	06/10/2025
FILE NAME	COMMERCIAL PLAT.rvt
SCALE	1"=100'



1.0