

# **City of Laredo**

## **REGULAR MEETING AGENDA**

**Thursday, March 5, 2026**

**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  
March 5, 2026  
6:00 P.M.**

- 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** An ordinance of the City of Laredo, Texas, amending section [26-P&Z-433](#)  
24.65.0 of the Laredo Land Development Code, titled "General  
Supplemental Provisions," creating subsection (D) 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.

**6. Review And Consideration Of The Following Master Plan:**

- 6A** Review and consideration of a revision to the Aquero Subdivision [26-P&Z-434](#)  
Masterplan, and the granting of a variance to increase the  
maximum dead-end street length from 500 feet to approximately  
650 feet, pursuant to Section 3-2 J. of the Subdivision Ordinance.  
The intent is residential, commercial, and multifamily. The purpose  
of this revision is to reconfigure phases and increase residential  
density.

PL-067-2026  
District VII - Cm. Vanessa Perez

**7. Consideration Of The Following Preliminary Plats And Replats:**

- 7A** Preliminary consideration of the plat of Lot 1, Block 1, Jorge A. & Beatriz A. Flores Subdivision. The intent is multi-family. [26-P&Z-435](#)

PL-065-2026  
District V - Cm. Ruben Gutierrez Jr.

- 7B** Preliminary consideration of the plat of Lot B-8E Tanquecitos Partnership II Subdivision. The intent is residential. [26-P&Z-436](#)

PL-066-2026  
Extra-Territorial Jurisdiction (ETJ)

**8. Consideration Of The Following Final Plats And Replats:**

- 8A** Final consideration of the plat of Lot 1, Block 1, Gonzalez-Gonzalez Plat. The intent is commercial. [26-P&Z-439](#)

PL-070-2026  
District III - Cm. Melissa R. Cigarroa

- 8B** Final consideration of the plat of the replat of Lot 1, Block 8, Pueblo Nuevo into Lot 1A, 1B & 1C, Block 8, Pueblo Nuevo. The intent is residential and commercial. [26-P&Z-438](#)

PL-069-2026  
Extra-Territorial Jurisdiction (ETJ)

- 8C** Final consideration of the plat of Los Presidentes East Subdivision, Phase 5. The intent is residential. [26-P&Z-437](#)

PL-068-2026  
District III - Cm. Melissa R. Cigarroa

**XI. 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. This notice was posted on Friday, February 27, 2026 by 6:00 P.M.

# City of Laredo

## Planning & Zoning Commission

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**Meeting Date:** 3/5/2026  
**Ordinance 5A**

**Public Hearing and Recommendation of an**

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### **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 (D) 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. The initial draft of an Ordinance was presented to Planning and Zoning Commission on July 3, 2025. Planning and Zoning Commission requested a few changes which are reflected in this updated version.

### **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**

N/A

### **STAFF RECOMMENDATION**

Staff recommends approval of the ordinance.

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**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 (D) WHICH WILL IMPOSE DISTANCE REGULATIONS TO PREVENT GAS STATION EMISSION LINES FROM BEING LOCATED WITHIN 100 FEET OR 200 OF ANY RESIDENTIAL DISTRICT, SCHOOL, OR DAY CARE FACILITY; 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

**(d) Gas Stations**

**i. Gas station facility emission lines must be at least 100 feet from residential zoning districts, schools, and day care facilities if the combined gasoline tank capacity for the gas station is under 50,000 gallons.**

**ii. Gas station facility emission lines must be at least 200 feet from residential zoning districts, schools, and day care facilities if the combined gasoline tank capacity for the gas station is over 50,000 gallons.**

iii. For the purposes of this section:

- A. Gasoline includes any fuel used to operate a motor vehicle.
- B. Gasoline Station includes any commercial fueling facility which sells or offers gasoline to fuel motor vehicles.
- C. Emission line is the actual physical location where contaminants are released into the atmosphere.

iv. The distance shall be measured in a straight line from the emission lines of the gas station to the property line of the nearest residential zoning district, school, or day care facility.

24-93.13 APPLICATION TO GAS STATION FACILITIES WITHIN THE DISTANCE REQUIREMENTS SET OUT IN 24.65.0(D)

Before granting approval of any Special Use Permit the Commission shall make affirmative findings related to the following considerations:

1. The proposed operation shall not negatively affect adjacent properties.
2. The proposed operation shall not offer unsafe conditions for the adjoining population due to chemicals or gasses related to the operation.
3. In addition to the foregoing, the Commission may impose such other conditions, requirements, or limitations concerning the nature and extent of the proposed operation as the Commission may deem necessary for the protection of adjacent properties and the public interest. The findings of the Commission shall be considered by the Council in granting final approval for the issuance of a Special Use Permit.

**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.

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**DR. VICTOR D. TREVINO**  
**MAYOR**

**ATTESTED:**

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**MARIO MALDONADO, JR**  
**CITY SECRETARY**

**APPROVED AS TO FORM:**

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**DOANH "ZONE" T. NGUYEN**  
**CITY ATTORNEY**

# City of Laredo

## Planning & Zoning Commission

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**Meeting Date:** 3/5/2026

**Master Plan Consideration 6A**

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### **SUBJECT**

Review and consideration of a revision to the Aquero Subdivision Masterplan, and the granting of a variance to increase the maximum dead-end street length from 500 feet to approximately 650 feet, pursuant to Section 3-2 J. of the Subdivision Ordinance. The intent is residential, commercial, and multifamily. The purpose of this revision is to reconfigure phases and increase residential density.

PL-067-2026

District VII - Cm. Vanessa Perez

### **PREVIOUS COUNCIL ACTION**

N/A

### **BACKGROUND**

APPLICANT: Aquero, LTD

ENGINEER: Porras Nance Engineering

**SITE:** This 320.47-acre tract of land is located north of the World Trade Brg. and directly on the border of the Rio Grande River. The zoning for this 864-lot development is AG (Agricultural District), R-1A (Single Family Reduced Area District), R-1B (Single-Family High-Density District), R-2 (Multi-Family District), B-1 (Limited Business District), and M-1 (Light Manufacturing District). This tract is located in District VII - Cm. Vanessa Perez.

### **COMMITTEE RECOMMENDATION**

N/A

### **STAFF RECOMMENDATION**

Staff supports the requested variance to allow a dead-end street exceeding the 500-foot maximum length established under Section 3-2 J. of the Subdivision Ordinance. Staff has reviewed the variance request in accordance with the criteria set forth in Section 2.3.7 (a) of the Subdivision Ordinance and finds as follows:

#### Section 2.3.7(a)(ii) - Unusual Physical Characteristics

Unusual physical characteristics must exist. The subject tract exhibits unusual physical characteristics due to its long, narrow configuration and linear layout. The tract's geometry restricts the ability to design a fully interconnected street network without creating inefficient lot layouts. As a result, the proposed dead-end street configuration is directly influenced by the physical characteristics of the tract.

#### Section 2.3.7(a)(iii) - Unique Design Considerations

Unique design considerations must warrant the variance. The extension of the internal street to serve the residential lots in a linear manner represents the most practical and efficient design solution given the tract's configuration. The variance to exceed the 500-foot dead-end threshold allows for orderly development of the phase while maintaining compliance with other applicable subdivision standards.

Because the findings outlined in Section 2.3.7(a) (ii) and (iii) were made, staff finds that the criteria necessary to justify approval of the variance have been satisfied.

**APPLICABLE ORDINANCE:**

Under Section 2.3.7(a) of the Subdivision Ordinance, the Commission, by a two-thirds majority vote of those members present and voting may grant a variance. Pursuant to Section 2.3.7(e), the Commission shall make findings concerning the factors justifying the decision to grant a variance, and shall include these findings in the official minutes of the meeting at which the variance was granted.

**APPROVE SUBJECT TO THE FOLLOWING COMMENTS:**

Planning:

1. Include the extension of Aquero Boulevard in Phase XIII (8).
2. Revise street name "Pope Pius XI" in Phase VIII, as it conflicts with "Pope Pius X" in Phase V.
3. A zone change will be required for the intended uses. Please note that masterplan approval does not constitute a staff position on zone change requests. Staff's official position will be provided only upon formal submittal of a zone change application. All zone change requests are subject to City Council discretion and are not guaranteed. In the event that the zone change is not approved, the applicant must submit a revised plat.
4. Coordinate with the Parks Department for input on the proposed greenspace.
5. 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 (Section 2-3.2 (a) 4 - Subdivision Ordinance).
6. All improvements as per the Subdivision Ordinance.

Fire:

1. Phase IX - Remoteness where two fire apparatus access roads are required they shall place a distance apart to not less than one-half of the length of the maximum overall diagonal dimension of the lot or area to be served measured in a straight line between accesses.
2. Phase VIII - Dead-end fire apparatus roads in excess of 150 feet shall be provided with width and turnaround provisions in accordance with Table D103.4 (96-foot cul-de-sac, 60-foot Y, 120-foot hammerhead).
3. Fire hydrants required every 500 feet for residential development.

Traffic Safety:

1. Block lengths shall not exceed one thousand two hundred feet (1,200) or be less than three hundred (300) feet, except as may be required by the Commission in the proper projection of existing major thoroughfares, and on existing platted blocks. (As per Subdivision Ordinance Handbook Section 3-2).

a. Block lengths and street lengths may be waived by the Planning and Zoning Commission provided that the waiver is requested in writing, incorporates traffic impact mitigation measures into a site plan, which is then submitted in conjunction with a preliminary plat/replat application.

b. No block length waiver may be granted by the Planning and Zoning Commission unless traffic impact mitigation measures comply with standards (herein adopted as minimum standards) of the Institute of Transportation Engineers (Latest Edition) and as set out in the "Transportation and Land Development Manual (Latest Edition)".

c. No block length waiver may be granted which modifies the City of Laredo Comprehensive Plan or the Thoroughfare Plan of the Comprehensive Plan addressing thoroughfares, highways, arterials, and collectors, or of the proper extension of any street.

d. A block length waiver shall not compromise safety.

2. Submit a TIA (As per Land Development Code Section 24.62.8)

3. Avoid Street jogs with centerline effect of less than 300 feet (As per Subdivision Ordinance Handbook, Chapter III Section 3-2, F).

4. Streets shall be laid out so as to intersect at right angle (As per Subdivision Ordinance Handbook, Section 3-2 H).

5. Follow functional hierarchy of roads (As per AASHTO Chapter 1)

Engineering: No comments submitted.

Environmental: 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.

February 26, 2026

Ms. Vanessa Guerra, AICP  
Director  
City of Laredo Planning & Zoning Dept.  
1120 San Bernardo Ave.  
Laredo, Texas 78040

Ms. Daniella Sada Paz  
Commission Chair  
City of Laredo Planning & Zoning Commission  
1110 Houston Street 2<sup>nd</sup> Floor  
Laredo, Texas 78040

**Re: Aquero Subdivision Master Plan**

Ms. Guerra & Ms. Sada Paz;

In conjunction with the referenced project at Pope Pius XI Dr., we hereby request that the City of Laredo Planning & Zoning Commission grant a variance for the requirements under Section 3-2 Streets and Alleys, Sub-Section J, of the City of Laredo Subdivision Ordinance Handbook, stating that *“Dead-end streets, designed to be so permanently, shall not be longer than five hundred (500) feet or twenty-four dwelling units”*.

We therefore request Pope Pius XI Dr. be allowed to continue Northeasterly for a total distance of 650 feet and be able to serve the rest of this development.

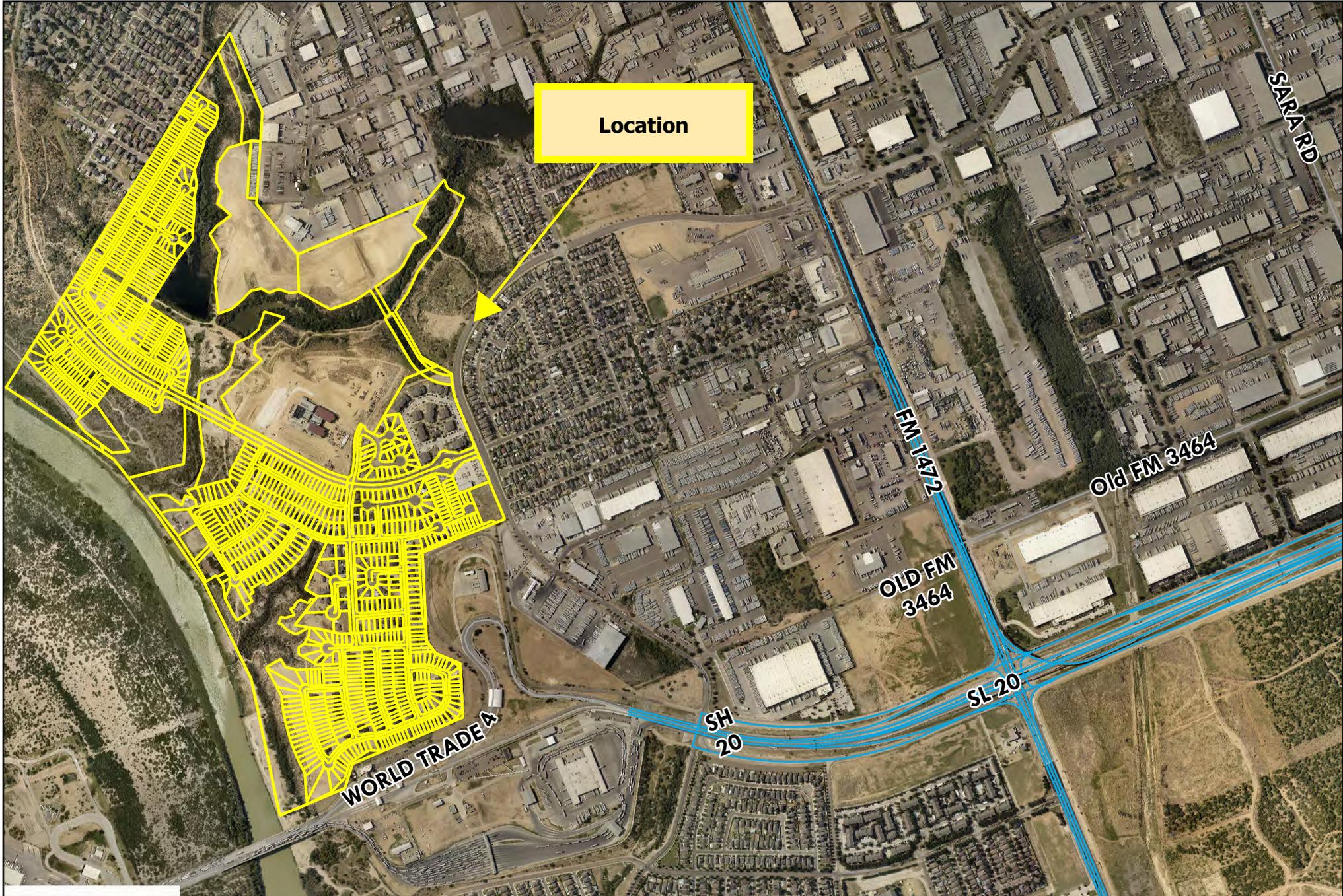
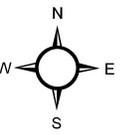
Please call me if you should have any questions or need additional information.

Sincerely,



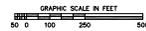
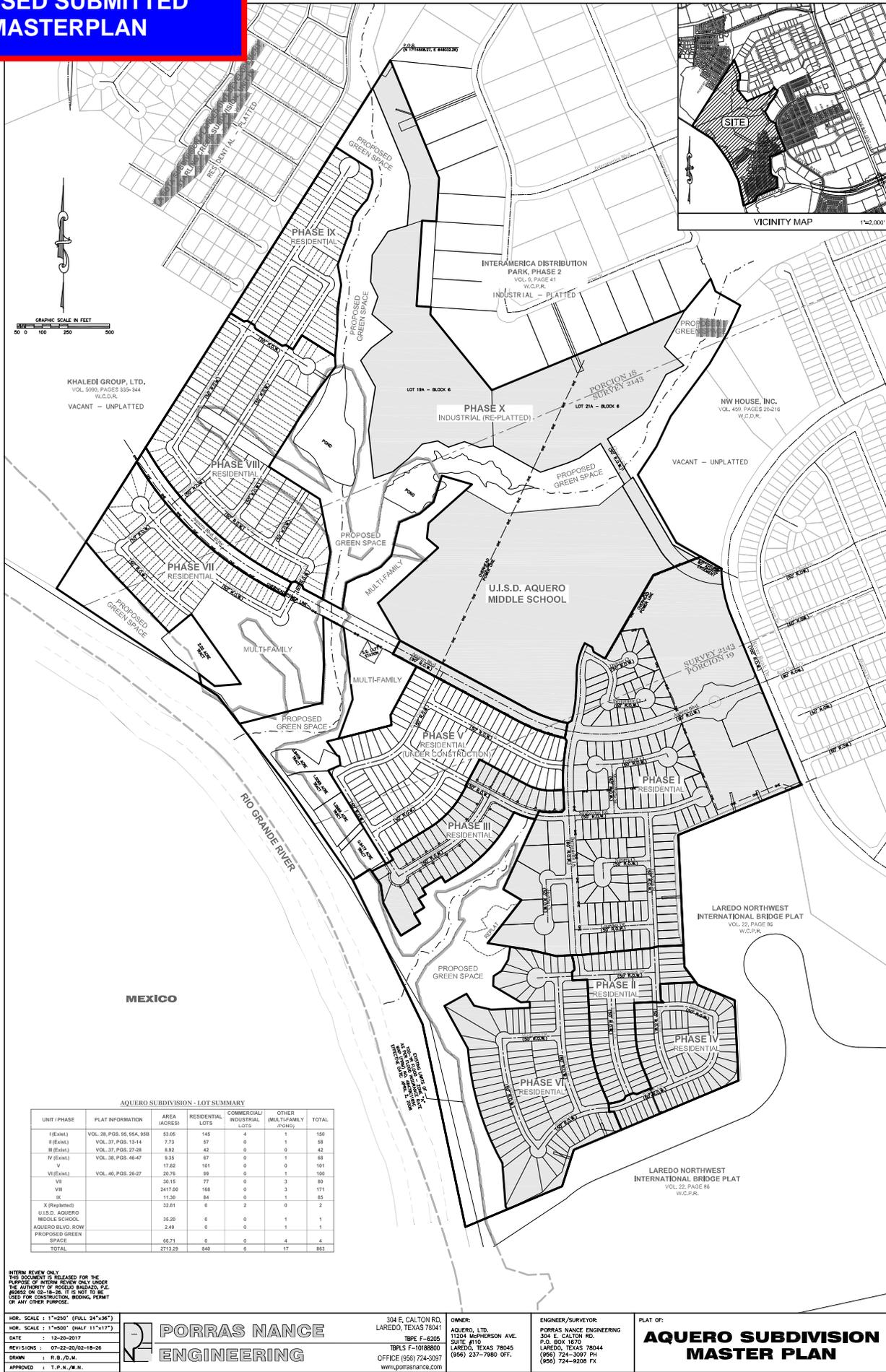
Rogelio Baldazo, P.E .  
Project Manager

# AERIAL LOCATION MAP

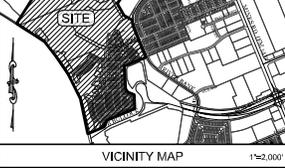




**REVISED SUBMITTED MASTERPLAN**



KHALEDI GROUP, LTD.  
VOL. 5090, PAGES 339-344  
W.C.P.R.  
VACANT - UNPLATTED



MEXICO

AQUERO SUBDIVISION - LOT SUMMARY

| UNIT / PHASE                | PLAT INFORMATION           | AREA (ACRES) | RESIDENTIAL LOTS | COMMERCIAL INDUSTRIAL LOTS | OTHER (MULTIFAMILY / POOL) | TOTAL |
|-----------------------------|----------------------------|--------------|------------------|----------------------------|----------------------------|-------|
| I (E/AM)                    | VOL. 36, PGS. 95, 96A, 208 | 53.05        | 145              | 4                          | 1                          | 150   |
| II (E/AM)                   | VOL. 37, PGS. 13-14        | 7.73         | 97               | 0                          | 1                          | 98    |
| III (E/AM)                  | VOL. 37, PGS. 27-28        | 8.92         | 42               | 0                          | 0                          | 42    |
| IV (E/AM)                   | VOL. 38, PGS. 46-47        | 9.35         | 67               | 0                          | 1                          | 68    |
| V                           |                            | 17.82        | 101              | 0                          | 0                          | 101   |
| VI (E/AM)                   | VOL. 40, PGS. 26-27        | 20.76        | 99               | 0                          | 1                          | 100   |
| VII                         |                            | 30.15        | 77               | 0                          | 3                          | 80    |
| VIII                        |                            | 2417.00      | 168              | 0                          | 3                          | 171   |
| IX                          |                            | 11.30        | 64               | 0                          | 1                          | 65    |
| X (Replatted)               |                            | 32.81        | 0                | 2                          | 0                          | 2     |
| U.S.D. AQUERO MIDDLE SCHOOL |                            | 35.20        | 0                | 0                          | 1                          | 1     |
| AQUERO BLVD. ROW            |                            | 2.49         | 0                | 0                          | 1                          | 1     |
| PROPOSED GREEN SPACE        |                            | 66.71        | 0                | 0                          | 4                          | 4     |
| TOTAL                       |                            | 2712.29      | 840              | 6                          | 17                         | 863   |

INTERIM REVIEW ONLY  
THIS DOCUMENT IS RELEASED FOR THE PURPOSE OF PREVIEW REVIEW ONLY UNDER THE AUTHORITY OF ROGELIO BALAZAD, P.E. BEFORE OR ON 02-18-2018. IT IS NOT TO BE USED FOR CONSTRUCTION, BIDDING, PERMIT OR ANY OTHER PURPOSE.

HR. SCALE : 1"=500' (FULL 24"x36")  
HOR. SCALE : 1"=500' (HALF 11"x17")  
DATE : 12-20-2017  
REVISIONS : 07-23-20/02-18-20  
DRAWN : R.B./D.M.  
APPROVED : T.P.N./M.N.

**PORRAS NANCE ENGINEERING**

304 E. CALTON RD.  
LAREDO, TEXAS 78041  
TYPE F-6205  
TBRPLS F-10188800  
OFFICE (956) 724-3097  
www.porrasnance.com

OWNER:  
AQUERO, LTD.  
11204 McPHERSON AVE.  
LAREDO, TEXAS 78045  
(956) 237-7980 OFF.

ENGINEER/SURVEYOR:  
PORRAS NANCE ENGINEERING  
304 E. CALTON RD.  
P.O. BOX 1676  
LAREDO, TEXAS 78044  
(956) 724-3097 PH  
(956) 724-9208 FX

PLAT OF:  
**AQUERO SUBDIVISION MASTER PLAN**

# City of Laredo

## Planning & Zoning Commission

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**Meeting Date:** 3/5/2026

**Preliminary Plats and Replats 7A**

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### **SUBJECT**

Preliminary consideration of the plat of Lot 1, Block 1, Jorge A. & Beatriz A. Flores Subdivision. The intent is multi-family.

PL-065-2026

District V - Cm. Ruben Gutierrez Jr.

### **PREVIOUS COUNCIL ACTION**

N/A

### **BACKGROUND**

APPLICANT: Jorge A. & Beatriz A. Flores

ENGINEER: Francisco Ramos

SITE: This 3.333-acre tract of land is located east of Casa Verde Rd. and north of Grisell Dr. The zoning for this 1-lot development is R-1 (Single Family Residential District). This tract is located in District V - Cm. Ruben Gutierrez.

### **COMMITTEE RECOMMENDATION**

N/A

### **STAFF RECOMMENDATION**

APPROVE SUBJECT TO THE FOLLOWING COMMENTS:

Planning:

1. Provide a cul-de-sac of a radius of 50 ft. at dead-end of "Don Beto Drive" pursuant to Section 3.2 J. of the Subdivision Ordinance.

2. A zone change will be required for the intended use. Please note that preliminary plat approval does not constitute a staff position on zone change requests. Staff's official position will be provided only upon formal submittal of a zone change application. 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.

3. Identify all easements.

4. All improvements as per the Subdivision Ordinance.

Fire: No comments submitted.

Traffic Safety: No comments submitted.

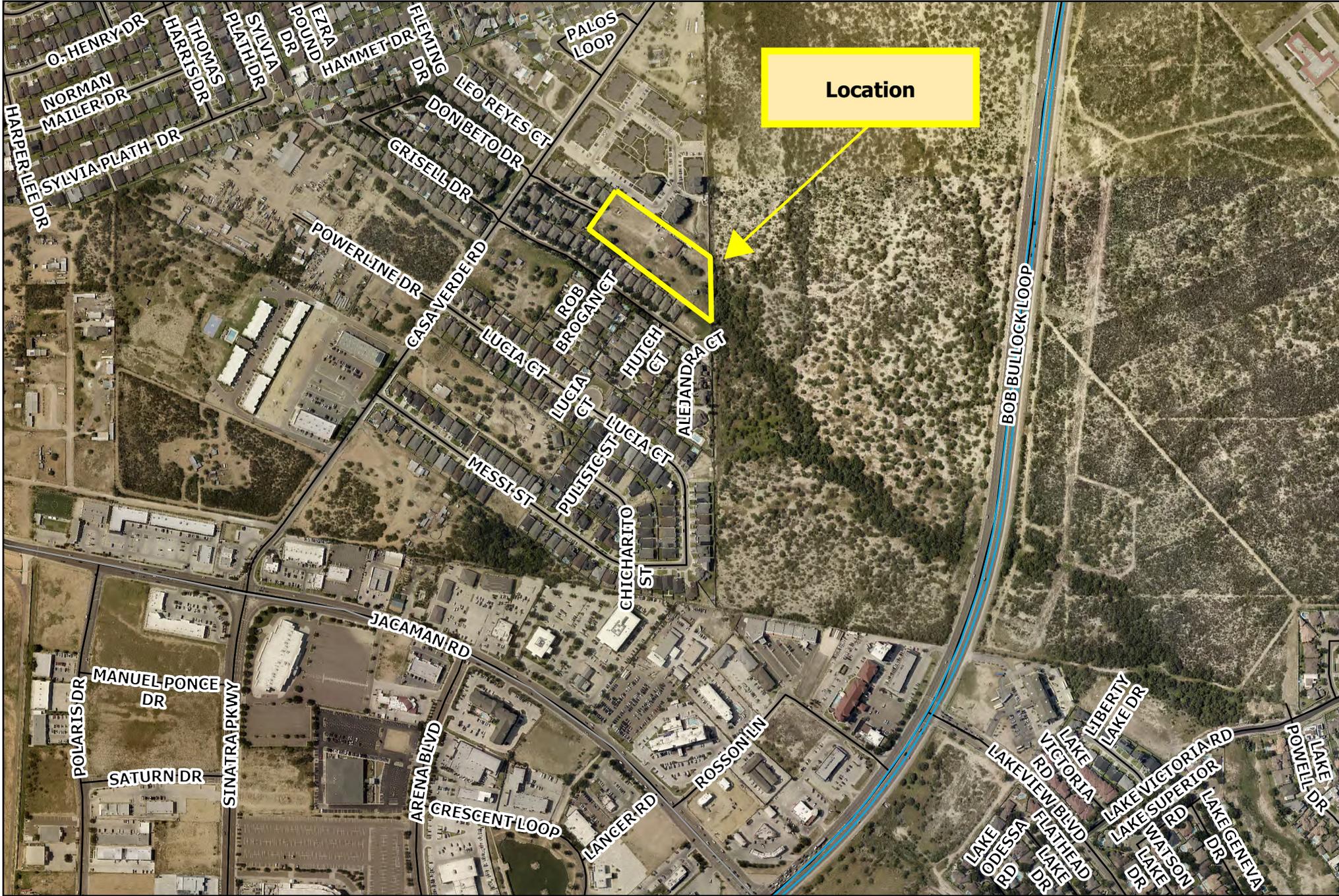
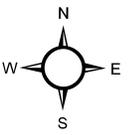
Engineering: No comments submitted.  
Environmental: No comments submitted.  
Water & Utilities: No comments submitted.  
WEBB County App: No comments submitted.  
AEP Engineers: No comments submitted.  
U.I.S.D.: No comments submitted.  
L.I.S.D.: No comments submitted.  
AT&T: No comments submitted.

**NOTICE TO THE DEVELOPER:**

**Planning:**

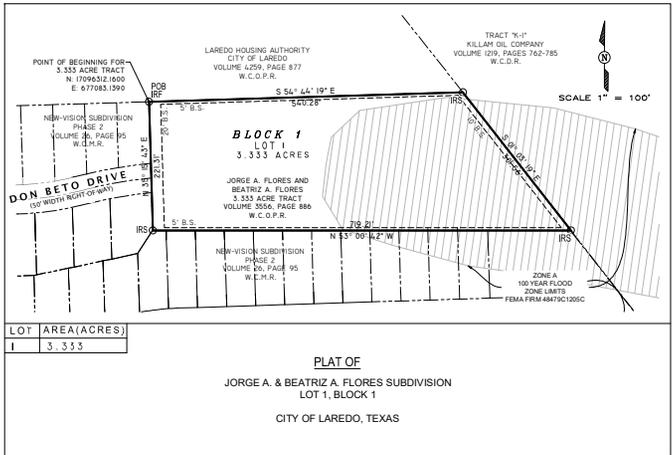
1. Only the utility easements within the plat boundaries are subject to change prior to plat recordation due to revisions by the utility companies.
  2. All comments set forth are preliminary comments and not an exhaustive list. Additional comments may be added prior to final plat approval.
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#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



PLAT NOTES/RESTRICTIONS:

1. SET BACKS SHALL BE DETERMINED BASED ON THE CURRENT ZONING IN ACCORDANCE TO SECTION 24.77.1 OF THE CITY OF LAREDO LAND DEVELOPMENT CODE.
2. DRIVEWAYS, SIDEWALKS AND TREES SHALL BE INSTALLED AT THE TIME OF ISSUANCE OF BUILDING PERMITS, IN ACCORDANCE WITH THE LAREDO LAND DEVELOPMENT CODE.
3. ANY CURB CUTS SHALL COMPLY WITH THE TRANSPORTATION ELEMENT OF THE CITY OF LAREDO COMPREHENSIVE PLAN.
4. MINIMUM FINISHED FLOOR OR LOWER STRUCTURE MEMBER ELEVATION SHALL BE AT LEAST 18" ABOVE THE BASE FLOOD ELEVATION AS PER FLOOD INSURANCE RATE MAP 48479C-1205-C, WITH AN EFFECTIVE DATE OF APRIL 2, 2008.  
SPECIAL FLOOD HAZARD AREAS (SFHAs) SUBJECT TO INUNDATION BY THE 1% ANNUAL CHANCE FLOOD
5. STORM WATER ON-SITE OR OFF-SITE DETENTION IMPROVEMENTS SHALL BE REVIEWED BY THE CITY OF LAREDO ENGINEERING DEPARTMENT AS PART OF THE BUILDING PERMIT APPROVAL, AND SHALL BE THE RESPONSIBILITY OF THE LAND OWNER TO COMPLY WITH THE STORM WATER MANAGEMENT ORDINANCE AND SHALL BE MAINTAINED BY THE OWNER IN ACCORDANCE WITH SECTION 24.59.7 OF THE LAND DEVELOPMENT CODE BOOK. BASED ON EXISTING SITE CONDITIONS AND ANTICIPATED LAND USE, THE REQUIRED DETENTION ON-SITE OR OFF-SITE DETENTION VOLUME IS 13,300 cuft AT MAXIMUM DISCHARGE RATE OF 7.686 cfs. THE REQUIRED DETENTION VOLUME AND RELEASE RATE MAY BE RE-ANALYZED, ADJUSTED AND RE-SUBMITTED TO THE CITY OF LAREDO ENGINEERING DEPARTMENT FOR APPROVAL IN CASE OF A CHANGE IN SITE CONDITIONS, PROPOSED LAND USE OR OTHER STORM SEWER IMPROVEMENTS. IN ADDITION TO THE REQUIRED STORAGE VOLUME, ALLOWANCES MUST BE MADE TO ACCOUNT FOR FREEBOARD, ONCE THE LOCATION OF DETENTION AREA HAS BEEN DETERMINED..
6. POINT OF BEGINNING FOR LOT 29, (NORTHING: 17096312.1600', EASTING: 677083.1390')

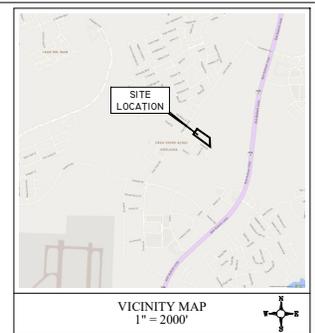


| LOT | AREA (ACRES) |
|-----|--------------|
| 1   | 3.333        |

**PLAT OF**  
**JORGE A. & BEATRIZ A. FLORES SUBDIVISION**  
**LOT 1, BLOCK 1**  
**CITY OF LAREDO, TEXAS**

- LEGEND**
- OFIR FOUND IRON ROD
  - OSIR SET 1/2" IRON ROD
  - POB POINT OF BEGINNING
  - X.B.S. BUILDING SET BACK

- PLAT NOTES/RESTRICTIONS:**
- SET BACKS SHALL BE DETERMINED BASED ON THE CURRENT ZONING IN ACCORDANCE TO SECTION 24.77.1 OF THE CITY OF LAREDO LAND DEVELOPMENT CODE.
  - DRIVEWAYS, SIDEWALKS AND TREES SHALL BE INSTALLED AT THE TIME OF ISSUANCE OF BUILDING PERMITS, IN ACCORDANCE WITH THE LAREDO LAND DEVELOPMENT CODE.
  - ANY CURB CUTS SHALL COMPLY WITH THE TRANSPORTATION ELEMENT OF THE CITY OF LAREDO COMPREHENSIVE PLAN.
  - MINIMUM FINISHED FLOOR OR LOWER STRUCTURE MEMBER ELEVATION SHALL BE AT LEAST 18" ABOVE THE BASE FLOOD ELEVATION AS PER FLOOD INSURANCE RATE MAP 48479C-1205-C, WITH AN EFFECTIVE DATE OF APRIL 2, 2008. SPECIAL FLOOD HAZARD AREAS (SFHAs) SUBJECT TO INUNDATION BY THE 1% ANNUAL CHANCE FLOOD.
  - STORM WATER ON-SITE OR OFF-SITE DETENTION IMPROVEMENTS SHALL BE REVIEWED BY THE CITY OF LAREDO ENGINEERING DEPARTMENT AS PART OF THE BUILDING PERMIT APPROVAL AND SHALL BE THE RESPONSIBILITY OF THE LAND OWNER TO COMPLY WITH THE STORM WATER MANAGEMENT ORDINANCE AND SHALL BE MAINTAINED BY THE OWNER IN ACCORDANCE WITH SECTION 24.97.7 OF THE LAND DEVELOPMENT CODE BOOK BASED ON EXISTING SITE CONDITIONS AND ANTICIPATED LAND USE. THE REQUIRED DETENTION ON-SITE OR OFF-SITE DETENTION VOLUME IS 13,300 cu ft AT MAXIMUM DISCHARGE RATE OF 7.686 cfs. THE REQUIRED DETENTION VOLUME AND RELEASE RATE MAY BE RE-ANALYZED, ADJUSTED AND RE-SUBMITTED TO THE CITY OF LAREDO ENGINEERING DEPARTMENT FOR APPROVAL IN CASE OF A CHANGE IN SITE CONDITIONS, PROPOSED LAND USE OR OTHER STORM SEWER IMPROVEMENTS. IN ADDITION TO THE REQUIRED STORAGE VOLUME, ALLOWANCES MUST BE MADE TO ACCOUNT FOR FREEBOARD, ONCE THE LOCATION OF DETENTION AREA HAS BEEN DETERMINED.
  - POINT OF BEGINNING FOR LOT 26, (NORTHING: 17096312.1600; EASTING: 677083.1260)



**CERTIFICATE OF OWNER**

STATE OF TEXAS  
 COUNTY OF WEBB

I, JORGE A. FLORES AND BEATRIZ A. FLORES, THE UNDER SIGNED OWNER OF THE LAND SHOWN ON THIS PLAT, AND DESIGNATED HEREIN AS - JORGE A. & BEATRIZ A. FLORES SUBDIVISION IN THE CITY OF LAREDO, COUNTY OF WEBB, STATE OF TEXAS, AND WHOSE NAME IS SUBSCRIBED HERETO, HEREBY DEDICATE TO THE USE OF THE PUBLIC FOREVER, ALL STREETS, DRAINS, EASEMENTS AND PUBLIC PLACES THEREON SHOWN FOR THE PURPOSE AND CONSIDERATION THEREIN EXPRESSED.

OWNER \_\_\_\_\_ DATE \_\_\_\_\_

OWNER \_\_\_\_\_ DATE \_\_\_\_\_

**CERTIFICATE OF NOTARY PUBLIC**

STATE OF TEXAS  
 COUNTY OF WEBB

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED JORGE A. FLORES AND BEATRIZ A. FLORES, KNOWN TO ME TO BE THE PERSONS WHOSE NAMES ARE SUBSCRIBED TO THE FOREGOING INSTRUMENT AND ACKNOWLEDGED TO ME THAT THEY EXECUTED THE SAME FOR THE PURPOSE AND CONSIDERATION THEREIN STATE, GIVEN MY HAND AND SEAL OF OFFICE THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_.

NOTARY PUBLIC IN AND FOR THE COUNTY OF WEBB, TEXAS

MY COMMISSION EXPIRES ON \_\_\_\_\_

**LIEN HOLDER CERTIFICATE**

THIS SUBDIVISION IS HEREBY APPROVED AND ACCEPTED BY THE LIEN HOLDER. THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_.

BY: \_\_\_\_\_ TITLE \_\_\_\_\_  
 AS AN ACT AND DEED OF \_\_\_\_\_

FINANCIAL INSTITUTION \_\_\_\_\_ DATE \_\_\_\_\_

**CERTIFICATE OF NOTARY PUBLIC**

STATE OF TEXAS  
 COUNTY OF WEBB

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED \_\_\_\_\_, KNOWN TO ME TO BE THE PERSONS WHOSE NAMES ARE SUBSCRIBED TO THE FOREGOING INSTRUMENT AND ACKNOWLEDGED TO ME THAT THEY EXECUTED THE SAME FOR THE PURPOSE AND CONSIDERATION THEREIN STATE, GIVEN MY HAND AND SEAL OF OFFICE THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_.

NOTARY PUBLIC IN AND FOR THE COUNTY OF WEBB, TEXAS

MY COMMISSION EXPIRES ON \_\_\_\_\_

**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 PLANNING COMMISSION OF THE CITY OF LAREDO, TEXAS.

FRANCISCO RAMOS, PE - NO. 108833

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 ALSO UNDER MY SUPERVISION.

FRANCISCO RAMOS, RPLS - NO. 6573

DATE \_\_\_\_\_



**PLAT APPROVAL - CITY ENGINEER**

I HAVE REVIEWED THIS PLAT AND ACCOMPANYING CONSTRUCTION IDENTIFIED AS THE JORGE A. & BEATRIZ A. FLORES SUBDIVISION PREPARED BY RAMOS ENGINEERING, PLLC, FRANCISCO RAMOS, REGISTERED PROFESSIONAL ENGINEERING NO. 108833, AND DATED ON \_\_\_\_\_ AND HAVE FOUND THEM IN COMPLIANCE WITH THE SUBDIVISION ORDINANCE WITH THE SUBDIVISION ORDINANCE OF THE CITY OF LAREDO, TEXAS.

ELIUD DE LOS SANTOS, PE - CITY ENGINEER

DATE \_\_\_\_\_

**PLANNING COMMISSION APPROVAL**

THIS JORGE A. & BEATRIZ A. FLORES SUBDIVISION HAS BEEN SUBMITTED TO THE AND CONSIDERED BY THE PLANNING COMMISSION OF THE CITY OF LAREDO, TEXAS, AND IS HEREBY APPROVED BY SUCH COMMISSION ON THE \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_.

DANIELLA SADA PAZ  
 P&Z 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 \_\_\_\_\_, 20\_\_\_\_. THE MINUTES OF SAID MEETING REFLECT SUCH APPROVAL.

\_\_\_\_\_  
 VANESSA GUERRA, AICP  
 PLANNING DIRECTOR  
 CITY OF LAREDO

DATE \_\_\_\_\_

**CERTIFICATE OF COUNTY CLERK**

STATE OF TEXAS  
 COUNTY OF WEBB

I, \_\_\_\_\_, CLERK OF THE COUNTY COURT IN AND FOR WEBB COUNTY, DO HEREBY CERTIFY THAT FOREGOING INSTRUMENT DATED THE \_\_\_\_\_ DAY OF \_\_\_\_\_, 2023, WITH ITS CERTIFICATION OF AUTHENTICATION WAS FILED FOR RECORD IN MY OFFICE ON THE \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_ AT \_\_\_\_\_ O' CLOCK \_\_\_\_\_ IN VOLUME \_\_\_\_\_ PAGE \_\_\_\_\_ OF THE MAP RECORDS OF SAID COUNTY.

COUNTY CLERK  
 WEBB COUNTY, TEXAS

DATE \_\_\_\_\_

**LEGAL DESCRIPTION OF**

**A 3.333 ACRE TRACT**  
 VOLUME 3556, PAGE 886  
 W.C.O.P.P.  
 LAREDO, TX

BEING A 3.333 ACRE TRACT OF LAND, MORE OR LESS, BEING ALL OF A CALLED 3.333 ACRE TRACT OF LAND, CONVEYED TO JORGE A. FLORES AND BEATRIZ A. FLORES, IN A DEED RECORDED IN VOLUME 3556, PAGE 886, WEBB COUNTY OFFICIAL PUBLIC RECORDS, WEBB COUNTY, TEXAS, BEING SITUATED IN SURVEY 2161, ABSTRACT 548, J.W. CODY, ORIGINAL GRANTEE, WEBB COUNTY, TEXAS, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

**BEGINNING** AT A FOUND 1/2" IRON ROD, BEING THE NORTHERN MOST SOUTHEAST CORNER OF THE NEW-VISION SUBDIVISION PHASE 2, A 14.667 ACRE TRACT, RECORDED IN VOLUME 26, PAGE 95, WEBB COUNTY MAP RECORDS, WEBB COUNTY, TEXAS, AND BEING THE NORTHWESTERN CORNER OF A CALLED 3.333 ACRE TRACT OF LAND, CONVEYED TO JORGE A. FLORES AND BEATRIZ A. FLORES, IN A DEED RECORDED IN VOLUME 3556, PAGE 886, WEBB COUNTY OFFICIAL PUBLIC RECORDS, WEBB COUNTY, TEXAS, BEING THE **POINT OF BEGINNING** AND THE NORTHWESTERN CORNER HEREOF;

**THENCE** 5 54' 44" 19" E A DISTANCE OF 540.28', ALONG THE NORTH EASTERN PROPERTY LINE OF SAID CALLED 3.333 ACRE TRACT TO A SET 1/2" IRON ROD WITH PINK CAP, BEING THE NORTH-EASTERN CORNER OF SAID 3.333 ACRE TRACT, AND BEING THE NORTHEASTERN CORNER HEREOF;

**THENCE** 5 01' 03" 19" E A DISTANCE OF 301.85', ALONG THE SOUTHEASTERN PROPERTY LINE OF THE SAID CALLED 3.333 ACRE TRACT TO A SET 1/2" IRON ROD WITH PINK CAP, BEING THE EASTERN MOST NORTHEASTERN CORNER OF SAID NEW-VISION SUBDIVISION PHASE 2, AND BEING THE SOUTHEASTERN CORNER OF SAID CALLED 3.333 ACRE TRACT, AND THE SOUTHEASTERN CORNER HEREOF;

**THENCE** N 53' 00' 42" W A DISTANCE OF 719.21', ALONG THE SOUTHWESTERN PROPERTY LINE OF SAID CALLED 3.333 ACRE TRACT AND THE NORTHEASTERN PROPERTY LINE OF SAID NEW-VISION SUBDIVISION PHASE 2, TO A SET 1/2" IRON ROD WITH PINK CAP, BEING AN INTERIOR CORNER OF THE NEW-VISION SUBDIVISION PHASE 2, AND BEING THE SOUTHWESTERN CORNER OF SAID CALLED 3.333 ACRE TRACT AND THE SOUTHWESTERN CORNER HEREOF;

**THENCE** N 35' 15' 43" E A DISTANCE OF 221.31' ALONG THE NORTHWESTERN PROPERTY LINE OF SAID CALLED 3.333 ACRE TRACT AND THE SOUTHWESTERN PROPERTY LINE OF SAID NEW-VISION SUBDIVISION PHASE 2, TO THE **POINT OF BEGINNING** OF THIS 3.333 ACRE TRACT OF LAND, MORE OR LESS.

|                 |  |       |            |
|-----------------|--|-------|------------|
| 0               | 50'  | 100'  | 200'       |
| SCALE 1" = 100' |  |       |            |
| DRAWN BY:       | F.R.   | DATE: | 02.03.2023 |
| CHECKED BY:     | DATE:  |       |            |
| APPROVED BY:    | DATE:  |       |            |
| FILE:           | 202540-SHEET 2 - FLORES SUBDIVISION PLAT.DWG |       |            |

| OWNER   | ENGINEER / SURVEYOR   |
|---|---|
| JORGE A. FLORES<br>BEATRIZ A. FLORES<br>400 TOPAC TRAIL<br>LAREDO, TX 78045 | FRANCISCO RAMOS, PE, RPLS<br>RAMOS ENGINEERING, PLLC<br>4820 MIMS AVE., STE. #2<br>LAREDO, TX 78041<br>(956) 539-7003 |

**RAMOS**  
**ENGINEERING, PLLC**

4820 MIMS AVE., STE. #2  
 LAREDO, TEXAS 78041  
 O: 956.539.7003  
 ENG # F-23568  
 SUR # 3039471  
 www.RamosEng.com

|  |                  |
|--|------------------|
| <b>PLAT OF</b><br><b>JORGE A. &amp; BEATRIZ A. FLORES SUBDIVISION</b><br><b>LOT 1, BLOCK 1</b><br><b>CITY OF LAREDO, TEXAS</b> | SHEET:<br>1 of 1 |
|--|------------------|

# City of Laredo

## Planning & Zoning Commission

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**Meeting Date:** 3/5/2026

**Preliminary Plats and Replats 7B**

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### **SUBJECT**

Preliminary consideration of the plat of Lot B-8E Tanquecitos Partnership II Subdivision. The intent is residential.

PL-066-2026

Extra-Territorial Jurisdiction (ETJ)

### **PREVIOUS COUNCIL ACTION**

N/A

### **BACKGROUND**

APPLICANT: Alejandra Medrao Castaneda

ENGINEER: Francisco Ramos

SITE: This 0.4966-acre tract of land is located east of Serrano Rd. and south of Canyon Rd. The zoning for this 1-lot development is not applicable as this tract is located in the Extra-Territorial Jurisdiction (ETJ).

### **COMMITTEE RECOMMENDATION**

N/A

### **STAFF RECOMMENDATION**

APPROVE SUBJECT TO THE FOLLOWING COMMENTS:

Planning:

1. Modify Plat Note No. 3 to include the correct lot number.
2. Plat approval is required by Webb County as this subdivision is located in the Extra-Territorial Jurisdiction (ETJ) of the City of Laredo.
3. Identify all easements.
4. All improvements as per the Subdivision Ordinance.

Fire: No comments submitted.

Traffic Safety: No comments submitted.

Engineering: No comments submitted.

Environmental: 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.

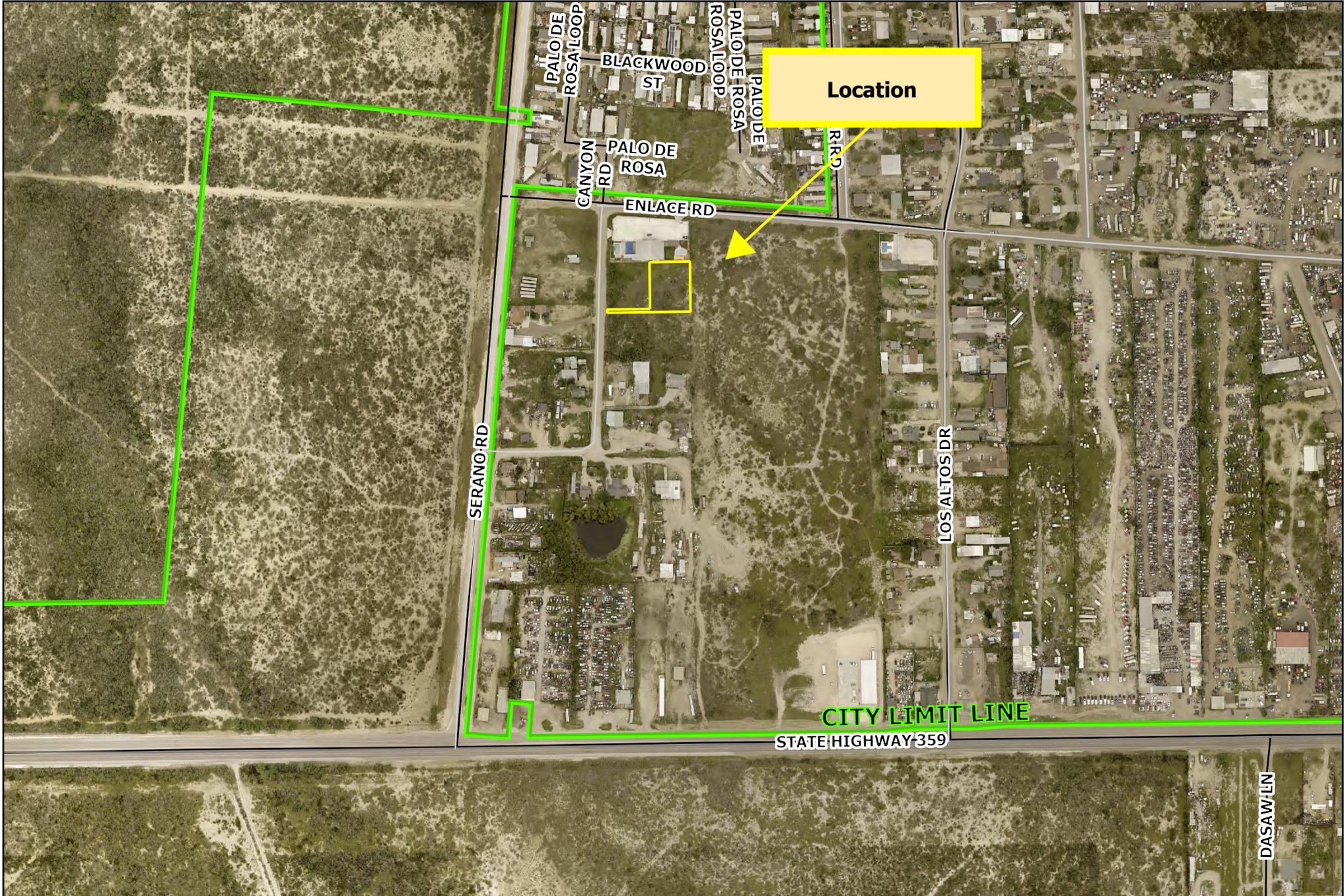
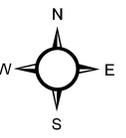
AT&T: No comments submitted.

**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.
-

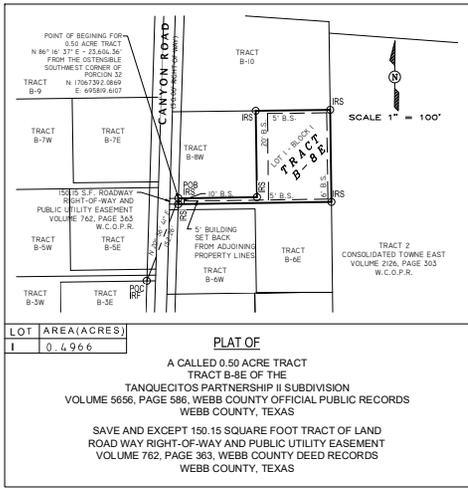
# AERIAL LOCATION MAP



PLAT NOTES/RESTRICTIONS:

THE PURPOSE OF THIS PLAT IS TO PLAT TRACT B-8E OF THE TANQUESITOS PARTNERSHIP II COLONIA.

1. THIS REPLAT DOES NOT ATTEMPT TO ALTER, AMEND OR REMOVE ANY COVENANTS OR RESTRICTIONS
2. NO MORE THAN ONE SINGLE FAMILY DETACHED DWELLINGS SHALL BE LOCATED ON EACH LOT, AS PER WEBB COUNTY MODEL SUBDIVISION RULES, 364.37 AND CITY OF LAREDO LAND DEVELOPMENT CODE SECTION 24.80.4.
3. SET BACKS FOR THIS PLAT SHALL BE DETERMINED AS PER WEBB COUNTY MODEL SUBDIVISION RULES, 364.36, SHALL APPLY UNTIL SUCH TIME THIS TRACK IS ANNEXED INTO THE CITY OF LAREDO, AT WHICH TIME SETBACKS FOR LOT 3A AND LOT 3B SHALL BE DETERMINED BASED ON THE CURRENT ZONING IN ACCORDANCE TO SECTION 24.77.1 OF THE CITY OF LAREDO LAND DEVELOPMENT CODE.
4. WATER DISTRIBUTION AND SEWER SERVICE TO THESE LOTS WILL BE PROVIDED BY THE CITY OF LAREDO.
5. NO SIDEWALKS ARE REQUIRED BY THIS PLAT.
6. ACCESS TO THESE LOTS IS PROVIDED BY AN EXISTING PUBLIC ROAD. (CANYON ROAD).
7. ALL IMPROVEMENTS SHALL BE AS PER CURRENT CITY OF LAREDO ORDINANCE .
8. THE EXISTING DRAINAGE PATTERNS OF THIS PLAT WILL NOT BE ALTERED TO CAUSE ANY DETRIMENTAL IMPACT ON THE ADJOINING PROPERTIES AND WILL NOT CHANGE THE DRAINAGE AS IT WAS PROPOSED AND CONSTRUCTED FROM THE ORIGINAL PLAT OF RECORD.
9. POINT OF BEGINNING FOR LOT 29, (NORTHING: 17067392.0869', EASTING: 695819.6107')



**LEGEND**

- OFF FOUND/IRON ROD
- CROSS SET IF REWIRED
- DIPSB POINT OF BEGINNING
- DIPDC POINT OF COMMENCEMENT
- YES BUILDING SETBACK

PLAT NOTRESTRICTIONS:  
THE PURPOSE OF THIS PLAT IS TO PLAT TRACT B-8E OF THE TANQUELOS PARTNERSHIP II COLONIA.

1. THIS REPLAT DOES NOT ATTEMPT TO ALTER, AMEND OR REMOVE ANY COVENANTS OR RESTRICTIONS.
2. NO MORE THAN ONE SINGLE FAMILY DETACHED DWELLINGS SHALL BE LOCATED ON EACH LOT, AS PER WEBB COUNTY MODEL SUBDIVISION RULES, 364.37 AND CITY OF LAREDO LAND DEVELOPMENT CODE SECTION 24.0.4.
3. SET BACKS FOR THIS PLAT SHALL BE DETERMINED AS PER WEBB COUNTY MODEL SUBDIVISION RULES, 364.36, SHALL APPLY UNTIL SUCH TIME THIS TRACT IS ANNEXED INTO THE CITY OF LAREDO, AT WHICH TIME SETBACKS FOR LOT 3A AND LOT 3B SHALL BE DETERMINED BASED ON THE CURRENT ZONING IN ACCORDANCE TO SECTION 24.7.1 OF THE CITY OF LAREDO LAND DEVELOPMENT CODE.
4. WATER DISTRIBUTION AND SEWER SERVICE TO THESE LOTS WILL BE PROVIDED BY THE CITY OF LAREDO.
5. NO REPAIRS ARE REQUIRED BY THIS PLAT.
6. ACCESS TO THESE LOTS IS PROVIDED BY AN EXISTING PUBLIC ROAD (ACROSS THESE LOTS).
7. ALL IMPROVEMENTS SHALL BE AS PER CURRENT CITY OF LAREDO ORDINANCE.
8. THE EXISTING DRAINAGE PATTERNS OF THIS PLAT WILL NOT BE ALTERED TO CAUSE ANY DETRIMENTAL IMPACT ON THE ADJOINING PROPERTIES AND WILL NOT CHANGE THE DRAINAGE AS IT WAS PROPOSED AND CONSTRUCTED FROM THE ORIGINAL PLAT OF RECORD.
9. POINT OF BEGINNING FOR LOT 20, (NORTHING: 17067392.0869, EASTING: 659819.6107)

**LEGAL DESCRIPTION OF**

LOT B-8E  
TANQUELOS PARTNERSHIP II & I  
VOLUME 1463, PAGE 351 W.C.O.R.  
WEBB COUNTY, TX

BEING A 0.4966 ACRE TRACT OF LAND MORE OR LESS BEING ALL OF A CALLED 0.50 ACRE TRACT LOT B-8E, TANQUELOS PARTNERSHIP II & I, RECORDED IN A DEED, VOLUME 566, PAGE 586, WEBB COUNTY OFFICIAL PUBLIC RECORDS, AND CORRECTED IN DEED, VOLUME 566, PAGE 587, WEBB COUNTY OFFICIAL PUBLIC RECORDS, BEING SITUATED IN PORCION 32, ABSTRACT 286, A TRIVINO, ORIGINAL GRANTEE, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT A FOUND IRON ROD, BEING THE SOUTHWEST CORNER OF A CALLED 150.17 SQFT ROADWAY RIGHT-OF-WAY AND PUBLIC UTILITY EASEMENT, RECORDED IN VOLUME 762, PAGE 341, WEBB COUNTY OFFICIAL PUBLIC RECORDS, WEBB COUNTY, TEXAS, AND BEING A POINT ON THE SOUTH PROPERTY LINE OF LOT B-9W, TANQUELOS PARTNERSHIP II & I, RECORDED IN A DEED, VOLUME 1463, PAGE 351, WEBB COUNTY DEED RECORDS, THENCE N 29° 56' 41" E A DISTANCE OF 152.20 TO A SET 12" IRON ROD WITH PINK CAP, BEING THE NORTHEAST CORNER OF A CALLED 150.17 SQFT ROADWAY RIGHT-OF-WAY AND PUBLIC UTILITY EASEMENT, RECORDED IN VOLUME 762, PAGE 343, WEBB COUNTY OFFICIAL PUBLIC RECORDS, WEBB COUNTY, TEXAS, AND BEING A POINT ON THE SOUTH PROPERTY LINE OF LOT B-9W, TANQUELOS PARTNERSHIP II & I, RECORDED IN A DEED, VOLUME 1463, PAGE 351, WEBB COUNTY DEED RECORDS, AND A POINT ON THE NORTH PROPERTY LINE OF LOT B-8E, TANQUELOS PARTNERSHIP II & I, RECORDED IN A DEED, VOLUME 1463, PAGE 351, WEBB COUNTY DEED RECORDS, SAID IRON ROD BEING A 46° 16' 17" E - 21.66439' FROM THE OSTENSIBLE SOUTHWEST CORNER OF PORCION 32, ABSTRACT 286, A TRIVINO, ORIGINAL GRANTEE, AND ALSO BEING THE POINT OF BEGINNING AND THE WESTERN MOST NORTHWEST CORNER HEREOF.

THENCE N 89° 14' 17" E, A DISTANCE OF 138.42', ALONG THE SOUTH PROPERTY LINE OF SAID LOT B-9W, AND THE NORTH PROPERTY LINE OF SAID LOT B-8E, TO A SET 12" IRON ROD WITH PINK CAP, BEING THE SOUTHEAST CORNER OF SAID LOT B-9W, AND AN INTERIOR CORNER OF SAID LOT B-8E, AND ALSO BEING AN INTERIOR CORNER AND A POINT OF DEFLECTION HEREOF.

THENCE N 60° 45' 43" W, A DISTANCE OF 148.42', ALONG EAST PROPERTY OF LOT B-9W, AND THE WEST PROPERTY LINE OF LOT B-8E, TO A SET 12" IRON ROD WITH PINK CAP, BEING A POINT ON THE SOUTH PROPERTY LINE OF LOT B-9W, TANQUELOS PARTNERSHIP II & I, RECORDED IN A DEED, VOLUME 1463, PAGE 351, WEBB COUNTY DEED RECORDS, AND BEING THE NORTHEAST CORNER OF SAID LOT B-9W, AND ALSO BEING THE NORTHWEST CORNER OF SAID LOT B-8E, AND THE NORTHERN MOST NORTHWEST CORNER HEREOF.

THENCE N 89° 14' 17" E, A DISTANCE OF 128.81', ALONG THE SOUTH PROPERTY LINE OF SAID LOT B-9W, AND THE NORTH PROPERTY LINE OF SAID LOT B-8E, TO A SET 12" IRON ROD WITH PINK CAP, BEING A POINT ON THE WEST BOUNDARY LINE OF THE CONSOLIDATED TOWNE EAST HOLDINGS, LTD TRACT 2, RECORDED IN VOLUME 2162, PAGE 303, WEBB COUNTY OFFICIAL PUBLIC RECORDS, WEBB COUNTY, TEXAS, AND BEING THE NORTHEAST CORNER OF SAID LOT B-9W, AND ALSO BEING THE NORTHEAST CORNER OF SAID LOT B-8E, AND THE NORTHEAST CORNER HEREOF.

THENCE S 80° 45' 26" E, A DISTANCE OF 158.42', ALONG THE WEST BOUNDARY LINE OF THE CONSOLIDATED TOWNE EAST HOLDINGS, LTD TRACT 2, AND THE EAST PROPERTY LINE OF SAID LOT B-8E, TO A SET 12" IRON ROD WITH PINK CAP, BEING THE NORTHEAST CORNER OF LOT B-8E, TANQUELOS PARTNERSHIP II & I, RECORDED IN A DEED, VOLUME 1463, PAGE 351, WEBB COUNTY DEED RECORDS, AND BEING A POINT ON THE CONSOLIDATED TOWNE EAST HOLDINGS, LTD TRACT 2, AND ALSO BEING THE SOUTHEAST CORNER OF SAID LOT B-8E, AND THE SOUTHEAST CORNER HEREOF.

THENCE S 80° 45' 26" W, A DISTANCE OF 263.48', ALONG THE NORTH PROPERTY LINE OF SAID LOT B-8E, AND THE SOUTH PROPERTY LINE OF LOT B-8E, TO A SET 12" IRON ROD WITH PINK CAP, BEING THE SOUTHEAST CORNER OF SAID LOT B-8E, RIGHT-OF-WAY AND PUBLIC UTILITY EASEMENT, AND BEING A POINT ON THE SOUTH PROPERTY LINE OF SAID LOT B-8E, AND ALSO BEING THE SOUTHWEST CORNER HEREOF.

THENCE N 60° 46' 37" E, A DISTANCE OF 10.81', ALONG THE EAST PROPERTY LINE OF SAID 150.17 SF. TRACT, TO THE POINT OF BEGINNING OF THIS 0.4966 ACRE TRACT OF LAND, MORE OR LESS.

**WEBB COUNTY DESIGNATED REPRESENTATIVE CERTIFICATE**

STATE OF TEXAS  
COUNTY OF WEBB

BY MY SIGNATURE BELOW, I HEREBY CERTIFY THAT I HAVE REVIEWED THIS SUBDIVISION PLAT OR REPLAT TITLED PLAT OF LOT B-8E, TANQUELOS PARTNERSHIP II SUBDIVISION, AND HAVE MADE THE FOLLOWING DETERMINATIONS AS IT RELATES TO THE WEBB COUNTY PRIVATE SEWAGE FACILITY ORDER (PSSP) LTP TRACT 2, APRIL 23, 2008 AS AMENDED.

1. THE AREA IN WEBB COUNTY'S JURISDICTION MAY NOT BE FEASIBLE FOR A PRIVATE ON-SITE SEWAGE DISPOSAL SYSTEM UNDER WEBB COUNTY'S PRIVATE SEWAGE FACILITY ORDER.

DIANA CANTU, CLM, DE  
WEBB COUNTY ASSISTANT PLANNING DIRECTOR  
TEC D.R. LICENSE NO. 05003048

**PUBLIC HEALTH REQUIREMENTS**

STATE OF TEXAS  
COUNTY OF WEBB

THIS PLAT OF PLAT OF LOT B-8E, TANQUELOS PARTNERSHIP II SUBDIVISION, HAS BEEN SUBMITTED TO AND CONSIDERED BY THE CITY OF LAREDO HEALTH DEPARTMENT WHICH HEREBY CERTIFIES THAT SOILS CHARACTERISTICS AND LOT SIZES GENERALLY MEETS THE REQUIREMENTS OF THIS DEPARTMENT. THIS CERTIFICATION IS BASED ON A GENERAL OVERVIEW OF SOIL CHARACTERISTICS AND A SMALL SAMPLE OF SOIL BORINGS WHICH ARE INSUFFICIENT TO DETERMINE THE SUITABILITY OF ANY PARTICULAR LOT. THIS CERTIFICATE DOES NOT INDICATE NOR IMPLY THAT EVERY LOT IS CAPABLE OF ON-SITE SEWAGE DISPOSAL. GENERALLY THIS PLAT AS ORIGINALLY SUBMITTED MEETS THE REQUIREMENTS OF THE WEBB COUNTY PRIVATE SEWAGE FACILITY ORDER SUBJECT TO ADDITIONAL REQUIREMENTS AND ACQUISITION OF PERMIT OR LICENSE AS SPECIFIED ON PARAGRAPH BELOW.

IN THE EVENT THAT A BUYER, OWNER, PURCHASER, LESSEE OR RENTER DESIRES TO CONSTRUCT A PRIVATE SEWAGE DISPOSAL FACILITY ON ANY LOT, THEN HE OR SHE MUST FIRST OBTAIN A PERMIT TO CONSTRUCT SAID FACILITY AND FURTHER THAT A LICENSE TO OPERATE SHALL BE REQUIRED FOR THE OPERATION OF SUCH PRIVATE SEWAGE DISPOSAL FACILITY. SUCH PERMIT AND LICENSE SHALL ONLY BE ISSUED AFTER CLOSE EXAMINATIONS OF SUBJECT LOT AS TO WHETHER IT MEETS ALL REQUIREMENTS FOR ON-SITE SEWAGE DISPOSAL. THIS IS NECESSARY IN ORDER TO COMPLY WITH THE RULES OF WEBB COUNTY, TEXAS, WHEN PRIVATE SEWAGE FACILITIES AS ADOPTED BY THE COMMISSIONERS COURT OF WEBB COUNTY, TEXAS, ON APRIL 24, 2006.

DR. RICHARD A. CHAMBERLAIN  
DIRECTOR  
CITY OF LAREDO HEALTH DEPARTMENT

**PLAT APPROVAL - ROAD & BRIDGE SUPERINTENDENT**

I HAVE REVIEWED THE PLAT AND ACCOMPANYING CONSTRUCTION PLANS OF PLAT OF LOT B-8E, TANQUELOS PARTNERSHIP II SUBDIVISION, AS PREPARED BY RAMOS ENGINEERING, PLLC, FRANCISCO RAMOS, REGISTERED PROFESSIONAL ENGINEERING NO. 108833, AND SURVEYED ALSO BY RAMOS ENGINEERING, PLLC, FRANCISCO RAMOS, REGISTERED PROFESSIONAL LAND SURVEYOR NO. 6573, DATED THE 11 DAY OF APRIL, 2008, WITH THE LAST REVISED DATE ON 04/23/08, EXCEPT FOR ANY WAIVER SPECIFICALLY AUTHORIZED BY THE WEBB COUNTY COMMISSIONERS COURT, I HAVE FOUND THEM IN COMPLIANCE WITH THE WEBB COUNTY SUBDIVISION REGULATIONS AND THE WEBB COUNTY FLOOD DAMAGE PREVENTION ORDER.

JOSE LUIS NEIRA  
ROAD & BRIDGE SUPERINTENDENT

**WEBB COUNTY FLOODPLAIN DETERMINATION CERTIFICATE**

STATE OF TEXAS  
COUNTY OF WEBB

BY MY SIGNATURE BELOW, I ATTEST THAT I HAVE REVIEWED THIS SUBDIVISION PLAT OR REPLAT ENTITLED PLAT OF LOT B-8E, TANQUELOS PARTNERSHIP II SUBDIVISION, AND HAVE MADE THE FOLLOWING DETERMINATIONS AS IT RELATES TO WEBB COUNTY'S FLOODPLAIN MANAGEMENT REGULATIONS PURSUANT TO THE WEBB COUNTY FLOOD DAMAGE PREVENTION ORDER (FDPO) EFFECTIVE AUGUST 12, 2010:

1. THE BOUNDARIES OF THIS PLAT OR REPLAT DO NOT ENCOMPASS ANY PORTION OF:

a. THE AREAS OF SPECIAL FLOOD HAZARD IDENTIFIED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) AS DEPICTED ON THE FLOOD INSURANCE RATE MAP (FIRM) PANEL (NAME) NO. 48479C1886, DATED APRIL 2, 2008 OR

b. THE ADDITIONAL AREA OF SPECIAL FLOOD HAZARD AS SET OUT BY THE WEBB COUNTY FDPO (A.K.A., THE LOCAL REGULATORY FLOODPLAIN) PURSUANT TO ARTICLE 6, SECTION B(2), AND

2. BASED ON THE ABOVE DETERMINATIONS MADE AT THE TIME OF ITS FILING, THIS PLAT OR REPLAT IS NOT SUBJECT TO FURTHER REGULATION UNDER ARTICLE 6, SECTION B(3) AND ARTICLE 5, SECTION C OF THE WEBB COUNTY FDPA AS A CONDITION PRECEDENT TO PLAT APPROVAL.

ATTESTED BY: \_\_\_\_\_ DATE \_\_\_\_\_

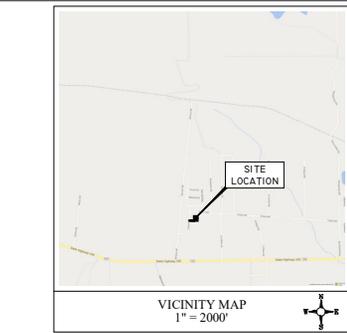
JORGE A. CALDERON, CFM  
COUNTY PLANNING DIRECTOR  
FLOODPLAIN ADMINISTRATOR

**FLOOD PLAIN AND DRAINAGE CERTIFICATION**

THAT, I, FRANCISCO RAMOS, P.E., REGISTERED PROFESSIONAL ENGINEER IN THE STATE OF TEXAS, NO. 108833, DO HEREBY CERTIFY THAT THIS PROPERTY LOTS 15A AND 15B, PUEBLO NUEVO SUBDIVISION, ARE NOT WITHIN THE 100 YEAR FLOOD ZONE ACCORDING TO FEMA MAP 48479C1886, WITH AN EFFECTIVE DATE OF APRIL 2, 2008, AND THAT ALL DRAINAGE FLOW OF THE EXISTING LOT WILL REMAIN IN ITS NATURAL DRAINAGE FLOW AND ALL STORM DRAINAGE WILL BE DRAINING AWAY FROM ALL BUILDINGS.

FRANCISCO RAMOS, PE - NO. 108833

DATE \_\_\_\_\_



**PLAT APPROVAL - COUNTY PLANNING DEPARTMENT**

I HAVE REVIEWED THIS PLAT IDENTIFIED AS PLAT OF LOT B-8E, TANQUELOS PARTNERSHIP II SUBDIVISION, PREPARED BY RAMOS ENGINEERING, PLLC, FRANCISCO RAMOS, REGISTERED PROFESSIONAL ENGINEERING NO. 108833, AND SURVEYED ALSO BY RAMOS ENGINEERING, PLLC, FRANCISCO RAMOS, REGISTERED PROFESSIONAL LAND SURVEYOR NO. 6573, DATED ON \_\_\_\_\_, WITH THE LAST REVISED DATE ON the \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_, EXCEPT FOR ANY WAIVER SPECIFICALLY AUTHORIZED BY THE WEBB COUNTY COMMISSIONERS COURT, I HAVE FOUND THEM IN COMPLIANCE WITH THE WEBB COUNTY SUBDIVISION REGULATIONS AND THE WEBB COUNTY FLOOD DAMAGE PREVENTION ORDER.

JORGE A. CALDERON, CFM  
COUNTY PLANNING DIRECTOR

COMMISSIONERS COURT APPROVAL

STATE OF TEXAS  
COUNTY OF WEBB

WE HEREBY CERTIFY THAT THIS PLAT, DESIGNATED AS THE PLAT OF LOT B-8E, TANQUELOS PARTNERSHIP II SUBDIVISION, WAS APPROVED BY THE WEBB COUNTY COMMISSIONERS COURT ON the \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_, AND MAY BE FILED IN THE PLAT RECORDS OF WEBB COUNTY BY THE WEBB COUNTY CLERK. NOTICE IS HEREBY GIVEN THAT THE COUNTY OF WEBB DOES NOT ASSUME ANY OBLIGATIONS, NOTED OR IN THE FUTURE, TO FURNISH ANY SERVICES OR FACILITIES TO ANY LANDS SITUATED WITHIN THIS SUBDIVISION IN CONNECTION WITH WATER, SANITARY SEWER, STREET LIGHTS, FIRE PROTECTION, GARBAGE COLLECTION OR OTHER FACILITIES OR SERVICES. THE ONLY SERVICES TO BE FURNISHED BY WEBB COUNTY, WHILE SUCH AREA IS OUTSIDE THE LIMITS OF ANY INCORPORATED CITY OR NOT OTHERWISE SUBJECT TO CITY CONTROL AS AUTHORIZED BY STATE LAW ARE STREETS AND STORM DRAINAGE MAINTENANCE AND REPAIR AFTER FINAL ACCEPTANCE BY THE COUNTY ROAD AND BRIDGE SUPERINTENDENT IS POLICE PROTECTION IN AREAS WITHIN THE JURISDICTION OF THE SHERIFF'S DEPARTMENT.

HONORABLE YANO E. TIERRINA  
WEBB COUNTY JUDGE

HONORABLE JESSE GONZALEZ  
COMMISSIONER PRECINCT 1

HONORABLE RICARDO A. JAMIE  
COMMISSIONER PRECINCT 4

HONORABLE JOHN C. GALD  
COMMISSIONER PRECINCT 3

HONORABLE MAGGIE RAMIREZ BARRA  
WEBB COUNTY CLERK

ATTESTED BY: \_\_\_\_\_



| NO. | DATE       | REVISION |
|-----|------------|----------|
| 1   | 02.12.2008 | -        |

| OWNER  | ENGINEER / SURVEYOR   |
|--|---|
| ALEJANDRA M. CASTANEDA<br>230 ARCO IRIS RD<br>LAREDO, TX 78043 | FRANCISCO RAMOS, PE, RPLS<br>RAMOS ENGINEERING, PLLC<br>4820 MIMS AVE., STE. #2<br>LAREDO, TX 78041<br>(956) 339-7003 |

**RAMOS ENGINEERING, PLLC**

4820 MIMS AVE., STE. #2  
LAREDO, TEXAS 78041  
O- 956.539.7003

ENG # F-23568  
SUR # 1034971  
www.RamosEng.com

| PLAT OF  |  | NO. | DATE | REVISION |
|--|--|-----|------|----------|
| LOT B-8E<br>TANQUELOS PARTNERSHIP II SUBDIVISION<br>WEBB COUNTY, TEXAS |  |     |      |          |

SHEET:  
1 of 1

# City of Laredo

## Planning & Zoning Commission

---

Meeting Date: 3/5/2026

Final Plats and replats 8A

---

### **SUBJECT**

Final consideration of the plat of Lot 1, Block 1, Gonzalez-Gonzalez Plat. The intent is commercial.

PL-070-2026

District III - Cm. Melissa R. Cigarroa

### **PREVIOUS COUNCIL ACTION**

N/A

### **BACKGROUND**

APPLICANT: Gonzalez-Gonzalez

ENGINEER: Ricardo Ramos, PE

SITE: This 5.0-acre tract of land is located north of State Highway 359 and west adjacent to Maria Luisa Drive. The zoning for this 1-lot development is B-4 (Highway Commercial District). This tract is located in District III - Cm. Melissa R. Cigarroa.

### **COMMITTEE RECOMMENDATION**

N/A

### **STAFF RECOMMENDATION**

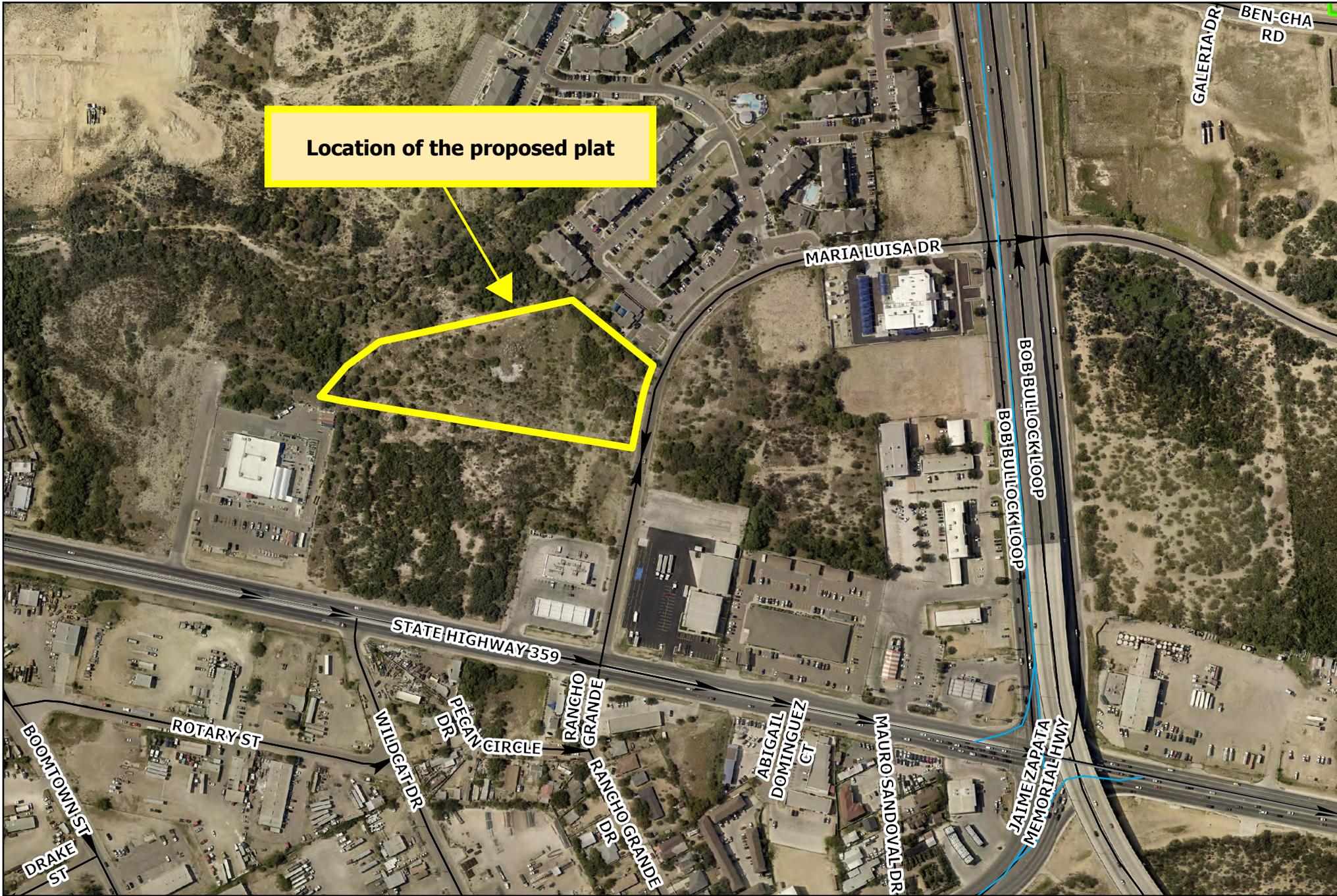
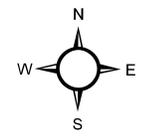
APPROVAL

NOTICE TO THE DEVELOPER:

N/A

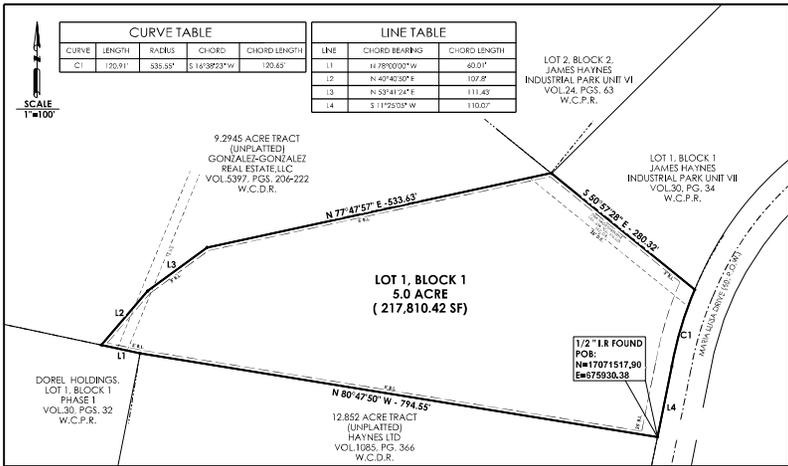
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# AERIAL LOCATION MAP



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 ACCORDANCE WITH THE LAREDO LAND DEVELOPMENT CODE.
5. THIS PLAT IS SUBJECT TO A CERTIFICATE OF ADJOINING LANDOWNER RUNOFF DISCHARGE AS RECORD IN VOL. 5954, PG. 200, OFFICIAL PUBLIC RECORDS OF WEBB COUNTY, TEXAS.



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;

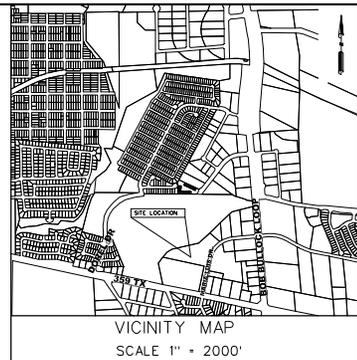
Thence, North 53 degrees 41 minutes 24 seconds East, 111.43 feet along the east line of said 9.2945 Acre Tract to 1/2" iron rod set and being an exterior corner hereof;

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.



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.

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.

- NOTES:
1. ALL RESTRICTIONS, CONDITIONS AND LIMITATIONS IMPOSED BY THE PLAT APPROVAL OF LOTS DERIVED 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 ISSUE OF BUILDING PERMITS ACCORDANCE WITH THE LAREDO LAND DEVELOPMENT CODE.
  5. THIS PLAT IS SUBJECT TO A CERTIFICATE OF ADJOINING LANDOWNER RUNOFF DISCHARGE AS RECORD IN VOL. 5254, PG. 200, OFFICIAL PUBLIC RECORDS OF WEBB COUNTY, TEXAS.

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



ELIUD DE LOS SANTOS, P.E. DATE

CITY ENGINEER

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 DATE

PLANNING COMMISSION CHAIR

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, DATE

PLANNING DIRECTOR

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

CERTIFICATION OF COUNTY CLERK

FILED OF RECORD AT \_\_\_\_ O'CLOCK \_\_\_\_ M. ON THE \_\_\_\_ DAY OF \_\_\_\_\_, 2024.

DEPUTY: \_\_\_\_\_ COUNTY CLERK WEBB COUNTY, TEXAS

STATE OF TEXAS: COUNTY OF WEBB:

I, MARGIE RAMIREZ IBARRA, CLERK OF THE COUNTY COURT IN AND FOR THE WEBB COUNTY, DO HEREBY CERTIFY THAT THE FORGOING INSTRUMENT DATED THE \_\_\_\_ DAY OF \_\_\_\_\_, 2024, WITH ITS CERTIFICATE OF AUTHENTICATION WAS FILED FOR RECORD IN MY OFFICE ON THE DAY OF \_\_\_\_\_, 2024, AT \_\_\_\_ O'CLOCK \_\_\_\_ M. IN VOLUME \_\_\_\_\_, PAGE(S) \_\_\_\_\_ OF THE MAP RECORDS OF SAID COUNTY.

\_\_\_\_\_, COUNTY CLERK WEBB COUNTY, TEXAS

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.dorfi-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

# City of Laredo

## Planning & Zoning Commission

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**Meeting Date:** 3/5/2026

**Final Plats and replats 8B**

---

### **SUBJECT**

Final consideration of the plat of the replat of Lot 1, Block 8, Pueblo Nuevo into Lot 1A, 1B & 1C, Block 8, Pueblo Nuevo. The intent is residential and commercial.

PL-069-2026

Extra-Territorial Jurisdiction (ETJ)

### **PREVIOUS COUNCIL ACTION**

N/A

### **BACKGROUND**

APPLICANT: Juventino Garcia, Jr.

ENGINEER: Ricardo Ramos, PE

SITE: This 11.98-acre tract of land is located north adjacent to Highway 359 and south of W. Ibarra St. The zoning for this 3-lot development is not applicable as it is located in the Extra-Territorial Jurisdiction (ETJ).

### **COMMITTEE RECOMMENDATION**

N/A

### **STAFF RECOMMENDATION**

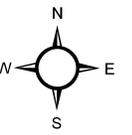
APPROVAL

NOTICE TO THE DEVELOPER:

N/A

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# AERIAL LOCATION MAP



NOTES

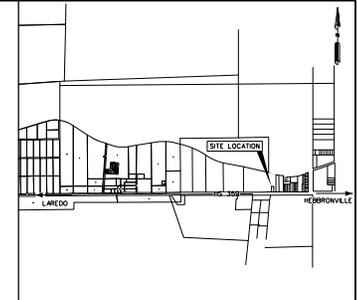
1. THE PURPOSE OF THIS REPLAT IS TO CREATE TWO COMMERCIAL LOTS (1A & 1C) AND ONE RESIDENTIAL LOT (1B), BLOCK 8, PUEBLO NUEVO.
2. THIS PLAT DOES NOT ATTEMPT TO ALTER, AMEND, OR REMOVE ANY COVENANTS OR RESTRICTIONS.
3. WATER DISTRIBUTION SERVICE AND SANITARY SEWER SERVICE TO THIS LOT WILL BE PROVIDED BY THE CITY OF LAREDO.
4. LOTS 1A & 1C, BLOCK 8, PUEBLO NUEVO ARE BEING PLATTED AS COMMERCIAL LOTS, THEREFORE THESE LOTS ARE PROHIBITED AGAINST ANY RESIDENTIAL USE UNTIL SUCH TIME AS IT IS REPLATTED IN ACCORDANCE WITH THE PROVISIONS OF CHAPTER 232, SUBCHAPTER B, TEXAS LOCAL GOVERNMENT CODE, AND AMENDED THERETO. NO RESIDENTIAL STRUCTURE MAY BE REPLACED OR ERRECTED ON THESE TRACTS UNLESS REPLATTING AS REQUIRED BY THIS RESTRICTION/LIMITATION AND APPROVED BY THE GOVERNMENT BODIES HAVING JURISDICTION OVER THE TRACTS.
6. ACCESS TO LOTS 1A, 1B & 1C IS PROVIDED BY AN EXISTING PUBLIC ROAD (STATE HIGHWAY 359).
7. THE POINT OF COMMENCEMENT BEARS S86°51'38.9"E, APPROXIMATELY 47,423.42' FEET FROM THE NORTHWEST CORNER OF PORCION 32, A TREVINO, ORIGINAL GRANTEE, ABSTRACT 296, WEBB, COUNTY, TEXAS.
8. LOTS 1A & 1C MUST COMPLY WITH THE PROVISIONS OF SECTION 31-3 OF THE LAREDO CODE OF ORDINANCES FOR TRACTS USED FOR "INDUSTRIAL PURPOSES" AS DEFINED THEREIN.
9. DETENTION IMPROVEMENTS SHALL BE CONSTRUCTED AS PART OF THE BUILDING APPROVAL AND SHALL BE THE RESPONSIBILITY OF THE LANDOWNER TO COMPLY WITH THE STORM WATER MANAGEMENT ORDINANCE.
10. LOT 1A REQUIRES DETENTION VOLUME OF 35,169 CUBIC - FEET AT A DISCHARGE RATE OF 44.78 CFS IN ADDITION TO THE REQUIRED STORAGE VOLUME. LOT 1C REQUIRES DETENTION VOLUME OF 15,031 CUBIC- FEET AT A DISCHARGE RATE OF 19.13 CFS IN ADDITION TO THE REQUIRED STORAGE VOLUME. STORM WATER DETENTION IMPROVEMENTS SHALL BE REVIEWED BY THE CITY OF LAREDO ENGINEERING DEPARTMENT AS PART OF THE BUILDING PERMIT APPROVAL, AND SHALL BE THE RESPONSIBILITY OF THE LAND OWNER TO COMPLY WITH THE STORM WATER MANAGEMENT ORDINANCE AND SHALL BE MAINTAINED BY THE OWNER IN ACCORDANCE WITH SECTION 24.59.7 OF THE LAND DEVELOPMENT CODE BOOK.

11. LOT 1C REQUIRED LOW IMPACT DETENTION VOLUME OF 15,031 CUBIC - FEET AT A DISCHARGE RATE OF 19.13 CFS IN ADDITION TO THE REQUIRED STORAGE VOLUME. STORM WATER DETENTION IMPROVEMENTS SHALL BE REVIEWED BY THE CITY OF LAREDO ENGINEERING DEPARTMENT AS PART OF THE BUILDING PERMIT APPROVAL, AND SHALL BE THE RESPONSIBILITY OF THE LAND OWNER TO COMPLY WITH THE STORM WATER MANAGEMENT ORDINANCE AND SHALL BE MAINTAINED BY THE OWNER IN ACCORDANCE WITH SECTION 24.59.7 OF THE LAND DEVELOPMENT CODE BOOK.
12. ALL COMMERCIAL DEVELOPMENT SHALL WILL REQUIRE AN APPROVAL FROM THE WEBB COUNTY FIRE MARSHALL.
13. AS PART OF THE BUILDING PERMIT APPROVAL, THE OWNER SHALL BE RESPONSIBLE TO COMPLY WITH THE SECTION 24.79 OF THE LAND DEVELOPMENT CODE BOOK.
14. EROSION, SEDIMENT, AND STORMWATER CONTROLS ARE REQUIRED FOR ALL LOT CONSTRUCTION, INCLUDING SINGLE-FAMILY, DUPLEX, MULTIFAMILY, AND COMMERCIAL PROJECTS, DURING THE BUILDING PERMIT PROCESS. THE LOT OWNER OR BUILDER IS RESPONSIBLE FOR INSTALLING AND MAINTAINING BEST MANAGEMENT PRACTICES (BMPs), SILT FENCE, TREE PROTECTION, AND TEMPORARY EROSION CONTROLS AS PART OF THE BUILDING PERMIT PROCESS, PRIOR TO STARTING ANY SITE WORK. WHERE REQUIRED BY LAW, A STORM WATER POLLUTION PREVENTION PLAN (SW3P) MUST ALSO BE PREPARED AND IMPLEMENTED FOR THE BUILDING PERMIT ACTIVITIES. ALL CONTROLS MUST REMAIN IN PLACE UNTIL THE SITE IS STABILIZED AND PERMANENT VEGETATION IS ESTABLISHED.

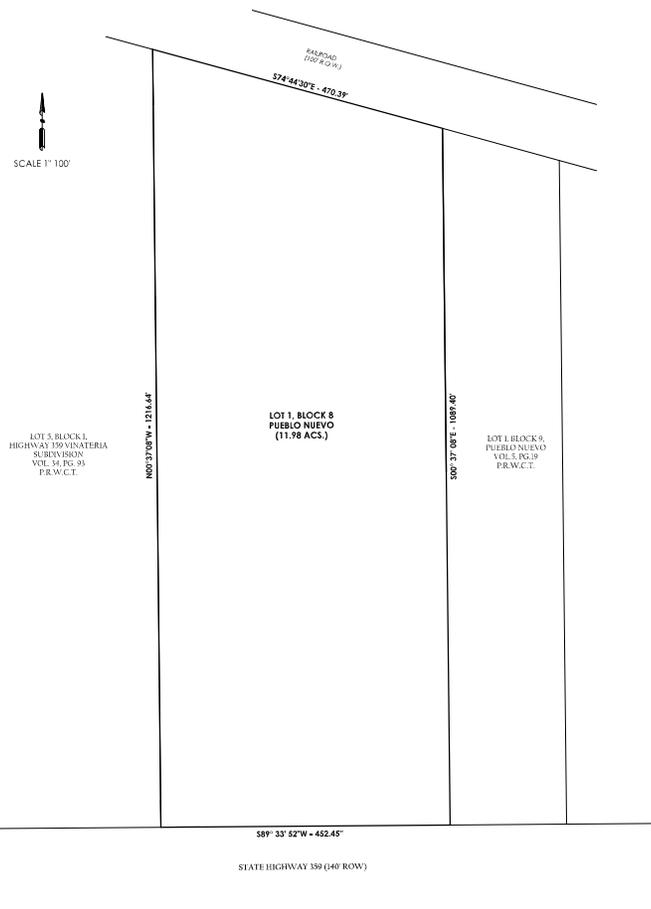
**NOTES**

1. THE PURPOSE OF THIS REPLAT IS TO CREATE TWO COMMERCIAL LOTS (1A & 1C) AND ONE RESIDENTIAL LOT (1B), BLOCK 8, PUEBLO NUEVO.
2. THIS PLAT DOES NOT ATTEMPT TO ALTER, AMEND, OR REMOVE ANY COVENANTS OR RESTRICTIONS.
3. WATER DISTRIBUTION SERVICE AND SANITARY SEWER SERVICE TO THIS LOT WILL BE PROVIDED BY THE CITY OF LAREDO.
4. LOTS 1A & 1C, BLOCK 8, PUEBLO NUEVO ARE BEING PLATTED AS COMMERCIAL LOTS. THEREFORE THESE LOTS ARE PROHIBITED AGAINST ANY RESIDENTIAL USE UNTIL SUCH TIME AS IT IS REPLATED IN ACCORDANCE WITH THE PROVISIONS OF CHAPTER 232, SUBCHAPTER B, TEXAS LOCAL GOVERNMENT CODE, AND AMENDED THEREO. NO RESIDENTIAL STRUCTURE MAY BE REPLACED OR ERRECTED ON THESE TRACTS UNLESS REPLATTING AS REQUIRED BY THIS RESTRICTION/LIMITATION AND APPROVED BY THE GOVERNMENT BODIES HAVING JURISDICTION OVER THE TRACTS.
5. ACCESS TO LOTS 1A, 1B & 1C IS PROVIDED BY AN EXISTING PUBLIC ROAD (STATE HIGHWAY 359).
6. THE POINT OF COMMENCEMENT BEARS 386°51'38.9"E, APPROXIMATELY 47,423.42' FEET FROM THE NORTHWEST CORNER OF PORCION 32, A TREVINO, ORIGINAL GRANTEE, ABSTRACT 296, WEBB, COUNTY, TEXAS.
7. LOTS 1A & 1C, MUST COMPLY WITH THE PROVISIONS OF SECTION 31-3 OF THE LAREDO CODE OF ORDINANCES FOR TRACTS USED FOR "INDUSTRIAL PURPOSES" AS DEFINED THEREIN.
8. DETENTION IMPROVEMENTS SHALL BE CONSTRUCTED AS PART OF THE BUILDING APPROVAL AND SHALL BE THE RESPONSIBILITY OF THE LANDOWNER TO COMPLY WITH THE STORM WATER MANAGEMENT ORDINANCE.
9. LOT 1A REQUIRES DETENTION VOLUME OF 35,169 CUBIC FEET AT A DISCHARGE RATE OF 44.78 CFS IN ADDITION TO THE REQUIRED STORAGE VOLUME. LOT 1C REQUIRES DETENTION VOLUME OF 15,031 CUBIC FEET AT A DISCHARGE RATE OF 19.13 CFS IN ADDITION TO THE REQUIRED STORAGE VOLUME. STORM WATER DETENTION IMPROVEMENTS SHALL BE REVIEWED BY THE CITY OF LAREDO ENGINEERING DEPARTMENT AS PART OF THE BUILDING PERMIT APPROVAL, AND SHALL BE THE RESPONSIBILITY OF THE LAND OWNER TO COMPLY WITH THE STORM WATER MANAGEMENT ORDINANCE AND SHALL BE MAINTAINED BY THE OWNER IN ACCORDANCE WITH SECTION 24.59.7 OF THE LAND DEVELOPMENT CODE BOOK.

10. LOT 1B REQUIRES DETENTION VOLUME OF 35,169 CUBIC FEET AT A DISCHARGE RATE OF 44.78 CFS IN ADDITION TO THE REQUIRED STORAGE VOLUME. LOT 1C REQUIRES DETENTION VOLUME OF 15,031 CUBIC FEET AT A DISCHARGE RATE OF 19.13 CFS IN ADDITION TO THE REQUIRED STORAGE VOLUME. STORM WATER DETENTION IMPROVEMENTS SHALL BE REVIEWED BY THE CITY OF LAREDO ENGINEERING DEPARTMENT AS PART OF THE BUILDING PERMIT APPROVAL, AND SHALL BE THE RESPONSIBILITY OF THE LAND OWNER TO COMPLY WITH THE STORM WATER MANAGEMENT ORDINANCE AND SHALL BE MAINTAINED BY THE OWNER IN ACCORDANCE WITH SECTION 24.59.7 OF THE LAND DEVELOPMENT CODE BOOK.
11. LOT 1C REQUIRED LOW IMPACT DETENTION VOLUME OF 15,031 CUBIC FEET AT A DISCHARGE RATE OF 19.13 CFS IN ADDITION TO THE REQUIRED STORAGE VOLUME. STORM WATER DETENTION IMPROVEMENTS SHALL BE REVIEWED BY THE CITY OF LAREDO ENGINEERING DEPARTMENT AS PART OF THE BUILDING PERMIT APPROVAL, AND SHALL BE THE RESPONSIBILITY OF THE LAND OWNER TO COMPLY WITH THE STORM WATER MANAGEMENT ORDINANCE AND SHALL BE MAINTAINED BY THE OWNER IN ACCORDANCE WITH SECTION 24.59.7 OF THE LAND DEVELOPMENT CODE BOOK.
12. ALL COMMERCIAL DEVELOPMENT SHALL WILL REQUIRE AN APPROVAL FROM THE WEBB COUNTY FIRE MARSHALL.
13. AS PART OF THE BUILDING PERMIT APPROVAL, THE OWNER SHALL BE RESPONSIBLE TO COMPLY WITH THE SECTION 24.79 OF THE LAND DEVELOPMENT CODE BOOK.
14. EROSION, SEDIMENT, AND STORMWATER CONTROLS ARE REQUIRED FOR ALL LOT CONSTRUCTION, INCLUDING SINGLE-FAMILY, DUPLEX, MULTIFAMILY, AND COMMERCIAL PROJECTS, DURING THE BUILDING PERMIT PROCESS. THE LOT OWNER OR BUILDER IS RESPONSIBLE FOR INSTALLING AND MAINTAINING BEST MANAGEMENT PRACTICES (BMP'S), SILT FENCE, TREE PROTECTION, AND TEMPORARY EROSION CONTROLS AS PART OF THE BUILDING PERMIT PROCESS. PRIOR TO STARTING ANY SITE WORK, WHERE REQUIRED BY LAW, A STORM WATER POLLUTION PREVENTION PLAN (SWPP) MUST ALSO BE PREPARED AND IMPLEMENTED FOR THE BUILDING PERMIT ACTIVITIES. ALL CONTROLS MUST REMAIN IN PLACE UNTIL THE SITE IS STABILIZED AND PERMANENT VEGETATION IS ESTABLISHED.



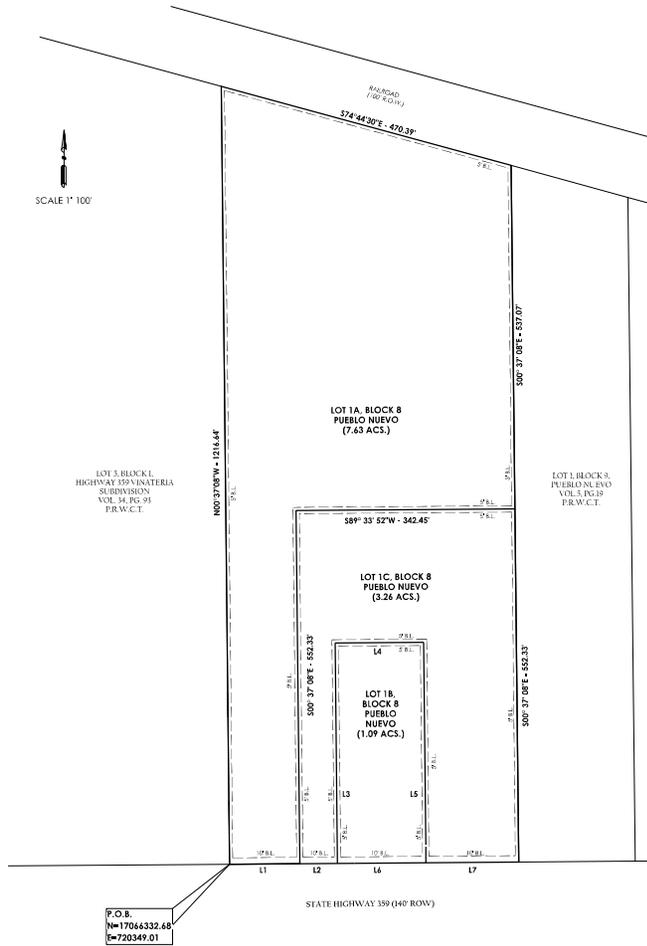
SCALE 1" = 100'



AS PLATTED  
LOT 1, BLOCK 8, PUEBLO NUEVO,  
AS RECORDED IN VOL. 3, PG. 19  
P.R.W.C.T.



SCALE 1" = 100'



REPLAT  
LOTS 1A, 1B & 1C, BLOCK 8,  
PUEBLO NUEVO

P.O.B.  
N=17046332.68  
E=720349.01

LOT 1, BLOCK 8, PUEBLO NUEVO  
AS RECORDED IN VOL. 3, PG. 19, P.R.W.C.T.  
LOTS 1A, 1B & 1C, BLOCK 8, PUEBLO NUEVO

| LINE | BEARING         | DISTANCE |
|------|-----------------|----------|
| L1   | S 89° 33' 52" W | 110.00'  |
| L2   | S 89° 35' 44" W | 58.97'   |
| L3   | S 00° 37' 08" E | 344.78'  |
| L4   | S 89° 34' 31" W | 138.29'  |
| L5   | S 00° 37' 08" E | 344.75'  |
| L6   | S 89° 34' 31" W | 138.29'  |
| L7   | S 89° 32' 28" W | 145.19'  |

FINAL

DO-RITE  
ENGINEERING, LLC

311 TURBIDE  
LAREDO, TX 78040  
TEL: (361) 698-6496  
www.dorite-engrs.com  
TEXAS FIRM REGISTRATION NO. 20695

REVISED: 1/21/2026

OWNER(S):  
JUVENTINO GARCIA JR. AND  
SOLEDAD GARCIA  
9202 STATE HIGHWAY 359  
LAREDO, TEXAS 78043

SHEET 1 OF 3

CERTIFICATE OF OWNER  
STATE OF TEXAS  
COUNTY OF WEBB

I, JUVENTINO GARCIA JR. AND SOLEDAD GARCIA, THE UNDERSIGNED OWNER OF THE LAND SHOWN ON THIS PLAT, AND DESIGNATED HEREIN AS LOTS 1A, 1B & 1C, BLOCK 8, PUEBLO NUEVO, 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.

\_\_\_\_\_  
JUVENTINO GARCIA JR. DATE  
(LOTS 1A & 1C)

\_\_\_\_\_  
SOLEDAD GARCIA DATE  
(LOT 1B)

STATE OF TEXAS  
COUNTY OF WEBB

BEFORE ME THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED JUVENTINO GARCIA JR. AND SOLEDAD GARCIA, KNOWN 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 \_\_\_\_\_, 2026.

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, ALFREDO T. GUERRA, 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.

\_\_\_\_\_  
GUERRA ENGINEERING & SURVEYING CO. DATE  
LAREDO, TX 78041  
956-718-2600  
fred\_gqs@sbccglbbd.net  
ENGINEERING FIRM No. 9484  
SURVEY FIRM No. 100173-00



PLAT APPROVAL CITY ENGINEER

I HAVE REVIEWED THIS REPLAT AND ACCOMPANYING CONSTRUCTION DRAWINGS IDENTIFIED AS LOTS 1A, 1B & 1C, BLOCK 8, PUEBLO NUEVO PREPARED BY RICARDO RAMOS, LICENSED PROFESSIONAL ENGINEER NO. 87027 AND DATED THE DAY \_\_\_\_ OF \_\_\_\_\_, 2026, WITH THE LAST REVISED DATE ON \_\_\_\_\_, 2026, AND HAVE FOUND THEM IN COMPLIANCE WITH THE SUBDIVISION ORDINANCE OF THE CITY OF LAREDO, TEXAS.

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

PLANNING COMMISSION APPROVAL

THE PLAT OF LOTS 1A, 1B & 1C, BLOCK 8, PUEBLO NUEVO, 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 \_\_\_\_\_, 2026.

\_\_\_\_\_  
DANIELLA SADA PAZ DATE  
PLANNING COMMISSION 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 \_\_\_\_\_, 2026. THE MINUTES OF SAID MEETING REFLECT SUCH APPROVAL.

\_\_\_\_\_  
VANESSA GUERRA, AICP DATE  
PLANNING DIRECTOR

CITY OF LAREDO HEALTH DEPARTMENT

STATE OF TEXAS  
COUNTY OF WEBB

THIS PLAT DESIGNATED AS LOTS 1A, 1B & 1C, BLOCK 8, PUEBLO NUEVO, WEBB COUNTY, TEXAS; SUBMITTED BY OR BEHALF OF THE OWNER(S) HAS BEEN CONSIDERED BY THE CITY OF LAREDO HEALTH DEPARTMENT. THE APPROVAL FOR THIS SUBDIVISION, WHICH WILL RECEIVE WATER AND SEWER SERVICES FROM THE CITY OF LAREDO UTILITIES DEPARTMENT, IS VALID ONLY AS LONG AS ALL PREMISES ARE CONNECTED TO THESE SYSTEMS IN COMPLIANCE WITH EXISTING LAWS AND REGULATIONS. NOTICE IS HEREBY GIVEN THAT PURSUANT TO SECTION 10(C), WEBB COUNTY ON-SITE SEWAGE FACILITY ORDER, NO ON-SITE SEWAGE FACILITY SYSTEM(S) MAY BE CONSTRUCTED OR INSTALLED WITHIN THIS SUBDIVISION SINCE EACH LOT IS WITHIN 300 FEET OF AN ORGANIZED SEWER SYSTEM.

\_\_\_\_\_  
DR. RICHARD A. CHAMBERLAIN, DPH MPH, RS DATE  
CITY OF LAREDO HEALTH DEPARTMENT

LOT 1, BLOCK 8, PUEBLO NUEVO  
AS RECORDED IN VOL. 5, PG. 19, P.R.W.C.I.  
NO.  
LOTS 1A, 1B & 1C, BLOCK 8, PUEBLO NUEVO

|  |
|--|
| FINAL  |
| <p>311 IURBIDE<br/>LAREDO, TX 78040<br/>TEL (956) 286-2496<br/>www.dorite-engs.com<br/>TEXAS FIRM REGISTRATION NO. 20695</p> |
| REVISED: 1/21/2026   |
| <p>OWNER(S):<br/>JUVENTINO GARCIA JR. AND<br/>SOLEDAD GARCIA<br/>9202 STATE HIGHWAY 359,<br/>LAREDO, TEXAS 78043</p>         |
| SHEET 2 OF 3   |

COMMISSIONER'S COURT APPROVAL  
STATE OF TEXAS  
COUNTY OF WEBB

WE HEREBY CERTIFY THAT THIS REPLAT, DESIGNATED AS LOTS 1A, 1B & 1C, BLOCK 8, PUEBLO NUEVO WAS APPROVED BY THE WEBB COUNTY COMMISSIONERS COURT ON THE \_\_\_\_ DAY OF \_\_\_\_\_, 2026 AND MAY BE FILED IN THE PLAT RECORDS OF WEBB COUNTY BY THE WEBB COUNTY CLERK.

NOTICE IS HEREBY GIVEN THAT THE COUNTY OF WEBB DOES NOT ASSUME ANY OBLIGATIONS, NOW OR IN THE FUTURE, TO FURNISH ANY SERVICE OR FACILITIES TO ANY LAND SITUATED WITHIN THIS SUBDIVISION IN CONNECTION WITH WATER, SANITARY SEWER, STREET LIGHTS, FIRE PROTECTION, GARBAGE COLLECTION, OR OTHER FACILITIES OR SERVICES. THE ONLY SERVICE TO BE FURNISHED BY WEBB COUNTY, WHILE SUCH AREA IS OUTSIDE THE LIMITS OF ANY INCORPORATED CITY OR NOT OTHERWISE SUBJECT TO CITY AS AUTHORIZED BY STATE LAW, ARE STREET AND STORM DRAINAGE MAINTENANCE AND REPAIR AFTER FINAL ACCEPTANCE OF THE STREETS AND STORM DRAINAGE CONSTRUCTED BY THE OWNER OR DEVELOPER AND POLICE PROTECTION IN AREAS WITHIN THE JURISDICTION OF THE SHERIFF DEPARTMENT. NOTICE IS HEREBY GIVEN THAT NO NEW ROADS HAVE BEEN OFFERED FOR DEDICATION TO THE PUBLIC BY THE PLAT. ACCESS TO THE SUBDIVISION IS PROVIDED BY STATE HIGHWAY 359 AN EXISTING PUBLIC ROAD.

HONORABLE JESSE GONZALEZ  
WEBB COUNTY COMMISSIONER  
PRECINCT 1

HONORABLE TANO E. TIJERINA  
WEBB COUNTY JUDGE

HONORABLE ROSAURA "WAWI" TIJERINA  
WEBB COUNTY COMMISSIONER  
PRECINCT 2

HONORABLE JOHN GALO  
WEBB COUNTY COMMISSIONER  
PRECINCT 3

HONORABLE RICARDO A. JAIME  
WEBB COUNTY COMMISSIONER  
PRECINCT 4

ATTESTED BY:  
HONORABLE MARGIE RAMIREZ IBARRA  
WEBB COUNTY CLERK

WEBB COUNTY FLOODPLAIN DETERMINATION CERTIFICATE:

BY MY SIGNATURE BELOW, I ATTEST THAT I HAVE REVIEWED THIS SUBDIVISION PLAT OR REPLAT ENTITLED LOTS 1A, 1B & 1C, BLOCK 8, PUEBLO NUEVO AND HAVE MADE THE FOLLOWING DETERMINATION(S) AS IT RELATES TO WEBB COUNTY'S FLOODPLAIN MANAGEMENT REGULATIONS PURSUANT TO THE WEBB COUNTY FLOOD DAMAGE PREVENTION ORDER ("FDPO") EFFECTIVE AUGUST 12, 2019:

1. THE BOUNDARIES OF THIS PLAT OR REPLAT DO NOT ENCOMPASS ANY PORTION OF:
  - A. THE AREAS OF SPECIAL FLOOD HAZARD IDENTIFIED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY ("FEMA"), AS DEPICTED ON THE FLOOD INSURANCE RATE MAP ("FIRM") PANEL NO. 48479C1405C, DATED 4/2/2008; OR
  - B. THE ADDITIONAL AREAS OF SPECIAL FLOOD HAZARD AS SET OUT BY THE WEBB COUNTY FDPO (A.K.A., THE LOCAL REGULATORY FLOODPLAIN) PURSUANT TO ARTICLE 3, SECTION B(2); AND
2. BASED ON THE ABOVE DETERMINATIONS MADE AT THE TIME OF ITS FILING, THIS PLAT OR REPLAT IS NOT SUBJECT TO FURTHER REGULATION UNDER ARTICLE 3, SECTION B(3) AND ARTICLE 5, SECTION C OF THE WEBB COUNTY FDPA AS A CONDITION PRECEDENT TO PLAT APPROVAL.

JORGE A. CALDERON, CFM  
WEBB COUNTY PLANNING DIRECTOR  
AND FLOODPLAIN ADMINISTRATOR

PLAT APPROVAL COUNTY PLANNING DEPARTMENT

I HAVE REVIEWED THIS PLAT AND ACCOMPANYING DATA OF LOTS 1A, 1B & 1C, BLOCK 8, PUEBLO NUEVO DATED DAY \_\_\_\_ OF \_\_\_\_\_, 2026 WITH THE LAST REVISION DATE OF \_\_\_\_\_, EXCEPT FOR ANY WAIVER SPECIFICALLY AUTHORIZED BY THE WEBB COUNTY COMMISSIONERS COURT. I HAVE FOUND THEM TO BE IN COMPLIANCE WITH THE WEBB COUNTY SUBDIVISION REGULATIONS, THE WEBB COUNTY MODEL SUBDIVISION RULES, AND THE WEBB COUNTY FLOOD DAMAGE PREVENTION ORDER.

JORGE A. CALDERON, CFM  
WEBB COUNTY PLANNING DIRECTOR  
AND FLOODPLAIN ADMINISTRATOR

DATED

PLAT APPROVAL- WEBB COUNTY ROAD AND BRIDGE SUPERINTENDENT

I HAVE REVIEWED THIS REPLAT LOTS 1A, 1B & 1C, BLOCK 8, PUEBLO NUEVO, PREPARED BY RICARDO RAMOS, REGISTERED PROFESSIONAL ENGINEER NO. 87027 AND DATED \_\_\_\_ DAY OF \_\_\_\_\_, 2026, EXCEPT FOR ANY WAIVER SPECIFICALLY AUTHORIZED BY THE WEBB COUNTY COMMISSIONERS COURT. I HAVE FOUND THEM IN COMPLIANCE WITH THE WEBB COUNTY SUBDIVISION REGULATIONS AND THE WEBB COUNTY MODEL RULES. FURTHERMORE, NO FURTHER PUBLIC IMPROVEMENTS ARE PROPOSED.

\_\_\_\_\_  
JOSE LUIS NIEBA, WEBB COUNTY ROAD AND BRIDGE SUPERINTENDENT

DATED

PLAT APPROVAL COUNTY ENGINEER

STATE OF TEXAS  
COUNTY OF WEBB

I HAVE REVIEWED THIS REPLAT TRACT LOTS 1A, 1B & 1C, BLOCK 8, PUEBLO NUEVO PREPARED BY RICARDO RAMOS, REGISTERED PROFESSIONAL ENGINEER NO. 87027 AND DATED THE \_\_\_\_ DAY OF \_\_\_\_\_, 2026, WITH THE LAST REVISION ON \_\_\_\_ AND HAVE FOUND THEM IN COMPLIANCE WITH THE WEBB COUNTY SUBDIVISIONS REGULATIONS.

\_\_\_\_\_  
GUILLERMO CUELLAR, P.E.  
COUNTY ENGINEER

DATED

CERTIFICATION OF COUNTY CLERK

FILED OF RECORD AT \_\_\_\_ O'CLOCK \_\_\_\_ M. ON THE \_\_\_\_ DAY OF \_\_\_\_\_, 2026

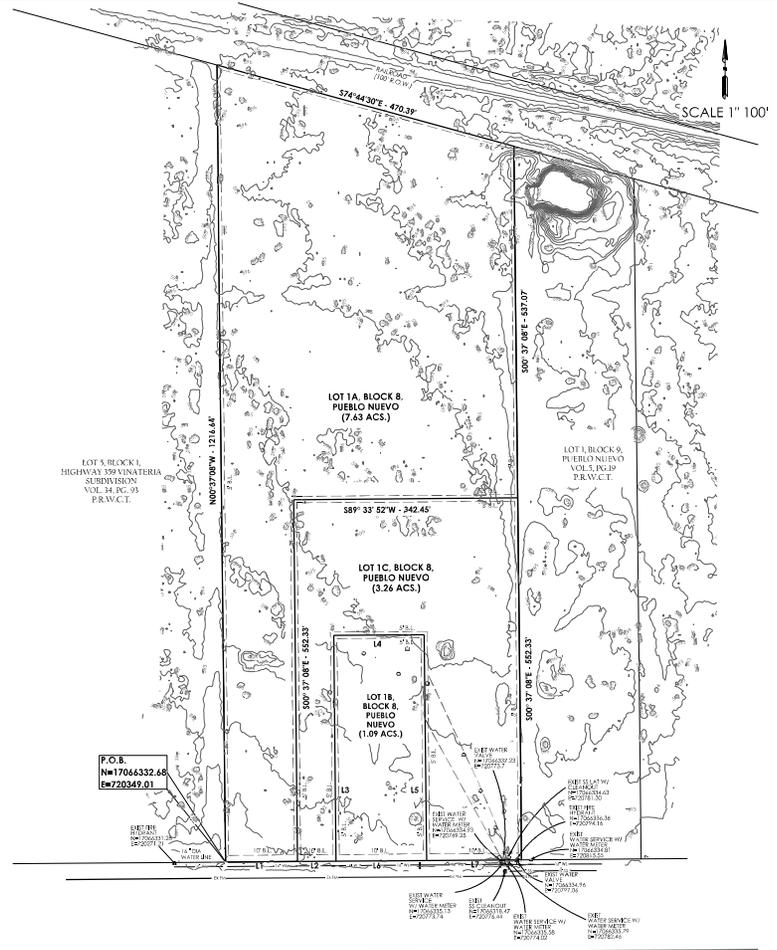
DEPUTY: \_\_\_\_\_  
WEBB COUNTY, TEXAS  
COUNTY CLERK

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 \_\_\_\_\_, 2026, WITH ITS CERTIFICATE OF AUTHENTICATION WAS FILED FOR RECORD IN MY OFFICE ON THE \_\_\_\_ DAY OF \_\_\_\_\_, 2026, AT \_\_\_\_ O'CLOCK \_\_\_\_ M. IN VOLUME \_\_\_\_ PAGE(S) OF THE MAP RECORDS OF SAID COUNTY.

DEPUTY \_\_\_\_\_  
WEBB COUNTY, TEXAS  
COUNTY CLERK

DATED



F.O.B.  
N=17066332.68  
E=720347.01

| LINE | BEARING         | DISTANCE |
|------|-----------------|----------|
| L1   | S 89° 33' 52" W | 110.00'  |
| L2   | S 89° 35' 44" W | 58.87'   |
| L3   | S 00° 37' 08" E | 344.78'  |
| L4   | S 89° 34' 31" W | 138.29'  |
| L5   | S 00° 37' 08" E | 344.75'  |
| L6   | S 89° 34' 31" W | 138.29'  |
| L7   | S 89° 32' 28" W | 145.19'  |

**FINAL**

**DO-RITE**  
 ENGINEERING, LLC  
 311 IURBIDE  
 LAREDO, TX 78040  
 TEL: (361) 266-2494  
 www.dorite-engrs.com  
 TEXAS FIRM REGISTRATION NO. 20695

REVISED: 1/21/2026

OWNER(S):  
JUVENTINO GARCIA JR. AND  
SOLEDAD GARCIA  
9202 STATE HIGHWAY 359,  
LAREDO, TEXAS 78043

SHEET 3 OF 3

LOT 1, BLOCK 8, PUEBLO NUEVO  
 AS RECORDED IN VOL. 5, PG. 19, P.R.W.C.T.  
 INFO  
 LOTS 1A 1B & 1C, BLOCK 8, PUEBLO NUEVO

# City of Laredo

## Planning & Zoning Commission

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**Meeting Date:** 3/5/2026

**Final Plats and replats 8C**

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### **SUBJECT**

Final consideration of the plat of Los Presidentes East Subdivision, Phase 5. The intent is residential.

PL-068-2026

District III - Cm. Melissa R. Cigarroa

### **PREVIOUS COUNCIL ACTION**

N/A

### **BACKGROUND**

APPLICANT: Carlos Lomelin

ENGINEER: Howland Engineering & Surveying Company

SITE: This 12.685-acre tract of land is located east of Cuatro Vientos and northeast of Los Presidentes Ave. The zoning for this 15-lot development is R-1A (Single-Family Reduced Area District) and AG (Agricultural). This tract is located in District III - Cm. Melissa R. Cigarroa.

### **COMMITTEE RECOMMENDATION**

N/A

### **STAFF RECOMMENDATION**

APPROVAL

NOTICE TO THE DEVELOPER:

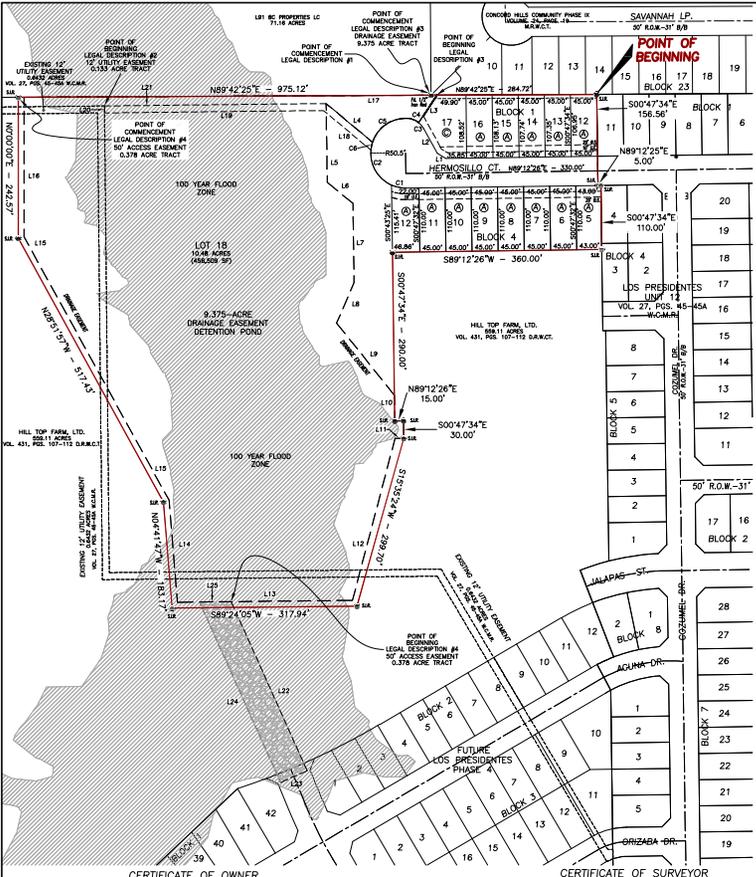
N/A

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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 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 THE CURRENT ZONING IN ACCORDANCE TO SECTION 24.77.1 OF THE LAREDO LAND DEVELOPMENT CODE.
5. TO AVOID PLACING CORNER LOT DRIVEWAYS ON THE SIDE OF THE CORNER CLIP, SUCH DRIVEWAYS SHOULD BE PLACED 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 OPENINGS 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. EROSION, SEDIMENT AND STORMWATER CONTROLS ARE REQUIRED FOR ALL LOT CONSTRUCTION, INCLUDING SINGLE-FAMILY, DUPLEX, MULTIFAMILY, AND COMMERCIAL PROJECTS, DURING THE BUILDING PERMIT PROCESS. THE LOT OWNER OR BUILDER IS RESPONSIBLE FOR INSTALLING AND MAINTAINING BEST MANAGEMENT PRACTICES (BMPs), TREE PREVENTION PLAN (SW3P) MUST ALSO BE PREPARED AND IMPLEMENTED FOR THE BUILDING PERMIT ACTIVE ACTIVITIES. ALL CONTROLS MUST REMAIN IN PLACE UNTIL THE SITE IS STABILIZED AND PERMANENT VEGETATION IS ESTABLISHED.



**LEGAL DESCRIPTION #1**  
12.685 Acre Tract

A TRACT OF LAND CONTAINING 12.685 ACRES (552,560 SF), more or less, situated in Parcel 33, Jose Dionisio Trevino, Original Grantee, Abstract 3084, City of Laredo, Webb County, Texas, being comprised out of a 559.11 acre tract of land as per Volume 431, recorded in Volume 431, Page 107-112, Official Public Records of Webb County, Texas. This 12.685 acre tract being more particularly described as follows:

COMMENCING at a 3/4" found iron rod being the southwest corner of Concord Hills Community, Phase IX as per plat recorded in Volume 24, Page 19 M.R.W.C.T. also being on the north boundary line of Hill Top Farms 559.11 acre tract;

THENCE, N 89°42'25" E, along the northern boundary line of said 559.11 acre tract, to be the south boundary line of said Concord Hills Ph. IX, a distance of 284.72 FEET, to a 3/4" set iron rod being the northeast corner of Los Presidentes Unit 12 on per volume 27, Pgs. 45-45A W.C.M.R., for the northeast corner hereof and the POINT OF BEGINNING;

THENCE, S 00°47'34" E, along the west boundary line of said Unit 12, a distance of 156.56 FEET, to a 3/4" set iron rod, and an interior corner hereof;

THENCE, N 89°12'25" E, continuing along said Unit 12 boundary line also being the south right of way of Hermosillo Street, a distance of 5.00 FEET, to a 3/4" set iron rod, for corner clip hereof;

THENCE, S 00°47'34" E, continuing along the west boundary line of said Unit 12, a distance of 110.00 FEET, to a 1/2" set iron rod being the most easterly southeast corner hereof;

THENCE, S 89°12'26" W, a distance of 360.00 FEET, to a 3/4" set iron rod, for an interior corner hereof;

THENCE, S 00°47'34" E, a distance of 290.00 FEET, to a 3/4" set iron rod, for an exterior corner hereof;

THENCE, S 89°12'26" W, a distance of 15.00 FEET, to a 1/2" set iron rod, for an interior corner hereof;

THENCE, S 00°47'34" E, a distance of 30.00 FEET, to a 1/2" set iron rod, and the most southerly southwest corner hereof;

THENCE, S 89°12'26" W, a distance of 317.94 FEET, to a 1/2" set iron rod, and the most southerly southwest corner hereof;

THENCE, N 0°41'47" W, a distance of 183.17 FEET, to a 1/2" set iron rod, for a deflection left hereof;

THENCE, N 28°51'52" W, a distance of 517.43 FEET, to a 1/2" set iron rod, for a deflection right hereof;

THENCE, N 28°55'51" W, a distance of 357.00 FEET, to a 1/2" set iron rod, for the north west corner of this herein tract;

THENCE, N 00°00'00" W, a distance of 242.57 FEET, to a 1/2" set iron rod, for the north west corner of this herein tract;

THENCE, N 89°42'25" E, a distance of 995.12 FEET, along the north boundary line to a 1/2" found iron rod, and to the point of beginning for this 12.685 acre tract of land, more or less.

**LEGAL DESCRIPTION #2**  
12' Utility Easement - 0.133 Acre Tract:

A TRACT OF LAND CONTAINING 0.133 ACRES (5,802 SF), more or less situated in Parcel 33, Jose Dionisio Trevino, Original Grantee, Abstract 3084, City of Laredo, Webb County, Texas, being comprised out of a 559.11 acre tract owned by HILLTOP FARM LTD., as recorded in Volume 431, Page 107-112, Official Public Records of Webb County, Texas. This 0.133 acre tract being more particularly described as follows:

BEGINNING at the most northern east corner of an existing 12' Utility Easement, recorded in Vol.27, Pg.45-45A, of Los Presidentes East Subdivision;

THENCE, N89° 22' 43" E, a distance of 381.23 FEET, to a deflection point hereof;

THENCE, S50° 08' 07" E, a distance of 104.03 FEET, to the right-of-way of Hermosillo Court, for a point on a curve having a radius of 60.00 FEET and a chord of 51'13"447" W. - 13.63 FEET;

THENCE, along said curve to the left, an arc length of 13.66 FEET, to a point being an old right of way of Hermosillo Court, for a non-tangent point hereof;

THENCE, N50° 08' 07" W, a distance of 106.06 FEET, to a deflection point hereof;

THENCE, S89° 22' 43" W, a distance of 376.85 FEET, to a deflection point hereof;

THENCE, N00° 35' 35" W, distance of 12.00 FEET, to the POINT OF BEGINNING for this 0.133 acre tract, more or less.

**LEGAL DESCRIPTION #3**  
Drainage Easement - 9.37 Acre Tract:

A TRACT OF LAND CONTAINING 9.37 ACRES (408,407 SF), more or less situated in Parcel 33, Jose Dionisio Trevino, Original Grantee, Abstract 3084, City of Laredo, Webb County, Texas, being comprised out of a 559.11 acre tract owned by HILLTOP FARM LTD., as recorded in Volume 431, Page 107-112, Official Public Records of Webb County, Texas. This 9.37 acre tract being more particularly described as follows:

COMMENCING at a 3/4" found iron rod being the southwest corner of Concord Hills Community, Phase IX as per plat recorded in Volume 24, Page 19 M.R.W.C.T. also being on the north boundary line of Hill Top Farms 559.11 acre tract THENCE S89° 03' 54" W, a distance of 9.66 FEET; to the POINT OF BEGINNING;

THENCE, S33° 15' 40" W, a distance of 56.51 FEET to a point on a curve on the right-of-way of this said subdivision, having a radius of 34.50 FEET and a chord of 86° 30' 29" W-21.65 FEET;

THENCE, along said curve to the left, an arc length of 22.03 FEET, to a point on a curve on said right-of-way, having a radius of 60.00 FEET and a chord of S50° 04' 34" W-21.68 FEET;

THENCE, along said curve to the left, an arc length of 77.44 FEET, to a non-tangent point on said right-of-way hereof;

THENCE, N50° 08' 07" W, a distance of 104.03 FEET, to a deflection point hereof;

THENCE, S00° 55' 25" E, a distance of 135.56 FEET, to a deflection point hereof;

THENCE, S00° 33' 11" E, a distance of 57.00 FEET, to a deflection point hereof;

THENCE, S00° 47' 34" E, a distance of 136.00 FEET, to a deflection point hereof;

THENCE, S23° 12' 18" W, a distance of 76.00 FEET, to a deflection point hereof;

THENCE, S38° 47' 00" E, a distance of 159.07 FEET, to a deflection point hereof;

THENCE, S00° 36' 43" E, a distance of 44.05 FEET, to a deflection point hereof;

THENCE, N89° 12' 26" E, a distance of 15.00 FEET, to a deflection point hereof;

THENCE, S00° 47' 34" E, a distance of 30.00 FEET, to a deflection point hereof;

THENCE, N89° 12' 26" W, a distance of 15.00 FEET, to a deflection point hereof;

THENCE, S14° 44' 20" W, a distance of 288.03 FEET, to a deflection point hereof;

THENCE, S89° 24' 05" W, a distance of 307.00 FEET, to a deflection point hereof;

THENCE, N04° 41' 47" W, a distance of 176.00 FEET, to a deflection point hereof;

THENCE, N28° 51' 57" W, a distance of 517.00 FEET, to a deflection point hereof;

THENCE, N28° 51' 57" W, a distance of 517.00 FEET, to a deflection point hereof;

THENCE, N00° 00' 00" E, a distance of 240.00 FEET, to a deflection point hereof;

THENCE, N89° 42' 25" E, a distance of 709.93 FEET, to the POINT OF BEGINNING for this drainage easement and 9.37 acre tract, more or less.

**LEGAL DESCRIPTION #4**  
50' Access Easement - 0.378 Acre Tract:

A TRACT OF LAND CONTAINING 0.378 ACRES (16,479 SF), more or less situated in Parcel 33, Jose Dionisio Trevino, Original Grantee, Abstract 3084, City of Laredo, Webb County, Texas, being comprised out of a 559.11 acre tract owned by HILLTOP FARM LTD., as recorded in Volume 431, Page 107-112, Official Public Records of Webb County, Texas. This 0.378 acre tract being more particularly described as follows:

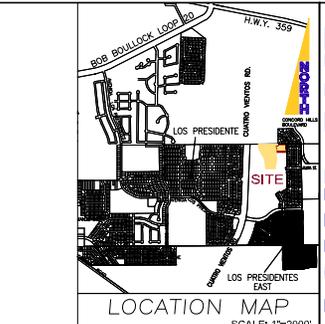
COMMENCING at the north west corner of Los Presidentes East Subdivision Phase 5, THENCE, N22° 54' 49.52" E, a distance of 941.38 FEET to the POINT OF BEGINNING;

THENCE, N24° 09' 36" E, a distance of 318.99 FEET, to a deflection point hereof;

THENCE, S66° 34' 14" W, a distance of 50.00 FEET, to a deflection point hereof;

THENCE, N24° 09' 36" W, a distance of 340.16 FEET, to a deflection point hereof;

THENCE, N89° 24' 05" W, a distance of 54.55 FEET, to the POINT OF BEGINNING for this 0.378 acre tract, more or less.



- NOTES:
- DRIVEWAYS, SIDEWALKS AND TREES WILL BE INSTALLED AT THE TIME OF ISSUANCE OF BUILDING PERMITS, IN ACCORDANCE WITH THE LAREDO LAND DEVELOPMENT CODE.
  - 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.
  - ALL CURB CUTS SHALL COMPLY WITH THE TRANSPORTATION ELEMENT OF THE CITY OF LAREDO COMPREHENSIVE PLAN.
  - THE SETBACK SHALL BE DETERMINED BASED ON THE CURRENT ZONING IN ACCORDANCE TO SECTION 24.771 OF THE LAREDO LAND DEVELOPMENT CODE.
  - TO AVOID PLACING CORNER LOT DRIVEWAYS ON THE SIDE OF THE CORNER CURB, SUCH DRIVEWAYS SHOULD BE PLACED ON THE SIDE OF, AND ADJACENT TO, THE 8'X20' UTILITY EASEMENT DESIGNATED FOR FUTURE ELECTRICAL, LOGICAL LOCATION.
  - OWNER SHALL NOT CHANGE THE GRASSES NOR CONSTRUCT FLOW RESTRICTING FENCES, BUILDINGS, STRUCTURES OR OTHER IMPROVEMENTS IN SUCH A MANNER THAT VIOLATES THE ESTABLISHED DRAINAGE FLOW, FENCE AND WALL WHICH HAS THE POTENTIAL TO BLOCK DRAINAGE RUNOFF MUST BE CONSTRUCTED WITH ADEQUATE NUMBER AND SIZE OF OPENINGS TO ALLOW SURFACE WATER RUNOFF TO CONTINUE.
  - THE RESPONSIBILITY FOR THE MAINTENANCE AND UNKIP 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.
  - THIS DEVELOPMENT HAS A CERTIFICATE OF ADVISING LANDOWNER FOR RUNOFF DISCHARGE RECORDED IN VOLUME \_\_\_\_\_ PAGES \_\_\_\_\_ OF THE WEBB COUNTY DEED RECORDS, TEXAS.
  - EROSION, SEDIMENT AND STORMWATER CONTROLS ARE REQUIRED FOR ALL LOT CONSTRUCTION, INCLUDING SINGLE-FAMILY, DUPLEX, MULTIFAMILY, AND COMMERCIAL PROJECTS, DURING THE BUILDING PERMIT PROCESS. THE LOT OWNER OR BUILDER IS RESPONSIBLE FOR INSTALLING AND MAINTAINING BEST MANAGEMENT PRACTICES (BMPs), TREE PREVENTION PLAN (BMP) MUST ALSO BE PREPARED AND IMPLEMENTED FOR THE BUILDING PERMIT ACTIVE ACTIVITIES. ALL CONTROLS MUST REMAIN IN PLACE UNTIL THE SITE IS STABILIZED AND PERMANENT VEGETATION IS ESTABLISHED.

**HOWLAND**  
ENGINEERING AND SURVEYING CO.  
TBBE Firm Registration No. F-4097 | TBBES Firm Registration No. 100484-00  
7615 N. Bartlett Avenue, P.O. Box 451428 (78045) | Laredo, TX, 78041  
P. 956-722-4411 | F. 956-722-5414  
www.howlandcompanies.com

**CERTIFICATE OF OWNER**

STATE OF TEXAS:  
COUNTY OF WEBB:

I, JMC HOLDINGS, LTD., THE UNDERSIGNED PRESIDENT OF THE LAND SHOWN ON THIS AND DESIGNATED HEREIN AS LOS PRESIDENTES EAST SUBDIVISION, PHASE 5, IN THE CITY OF LAREDO, COUNTY OF WEBB, TEXAS, AND WHOSE NAME IS SUBSCRIBED HEREIN, HEREBY DESIGNATED TO THE USE OF THE PUBLIC FOREVER ALL STREETS, DRAINS, EASEMENTS AND PUBLIC PLACES THEREON SHOWN FOR THE PURPOSE AND CONSIDERATION THEREIN EXPRESSED.

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 WAS PREPARED FROM 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.

BERNAL F. SLIGHT, R.P.L.S. No. 5328

DATE: \_\_\_\_\_

**PLAT-APPROVAL CITY ENGINEER**

ELIUD DE LOS SANTOS, P.E.  
CITY ENGINEER

DATE: \_\_\_\_\_

**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 PLANNING COMMISSION OF THE CITY.

BERNAL FREDERICK SLIGHT P.E. NO. 77981

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 XXTH DAY OF XXXXX 2025, THE MINUTES OF SAID MEETING REFLECT SUCH APPROVAL.

MANESSA GUERRA, ACP  
INTERIM DIRECTOR OF PLANNING

DATE: \_\_\_\_\_

**CERTIFICATION OF COUNTY CLERK**

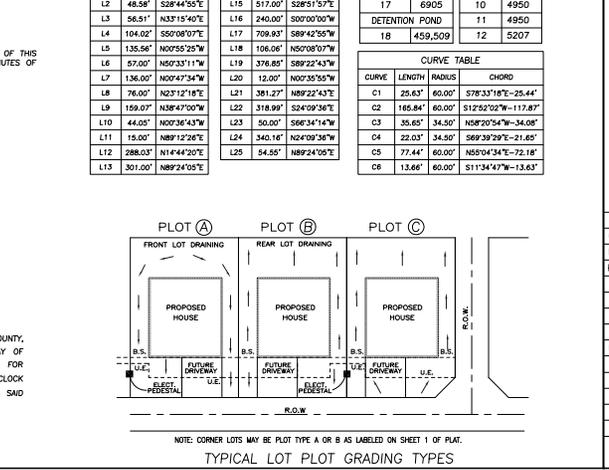
FILED FOR RECORD AT \_\_\_\_\_ O'CLOCK \_\_\_\_\_ M. ON THE \_\_\_\_\_ DAY OF \_\_\_\_\_ 2020.

2020 DEPUTY: \_\_\_\_\_ COUNTY CLERK  
WEBB COUNTY, TEXAS

STATE OF TEXAS:  
COUNTY OF WEBB:

I, MARGIE R. IBARRA, 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 \_\_\_\_\_, 2020, AT \_\_\_\_\_ O'CLOCK \_\_\_\_\_ M. IN VOLUME \_\_\_\_\_ PAGE(S) \_\_\_\_\_ OF THE MAP RECORDS OF SAID COUNTY.

DEPUTY: \_\_\_\_\_ COUNTY CLERK  
WEBB COUNTY, TEXAS

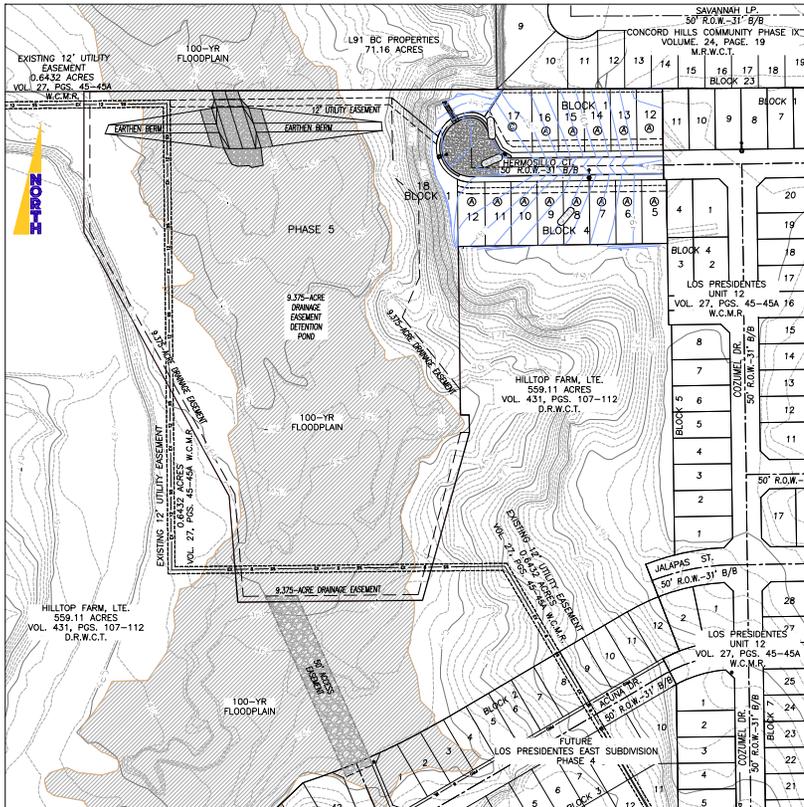


**LOS PRESIDENTES EAST SUBDIVISION PHASE 5**

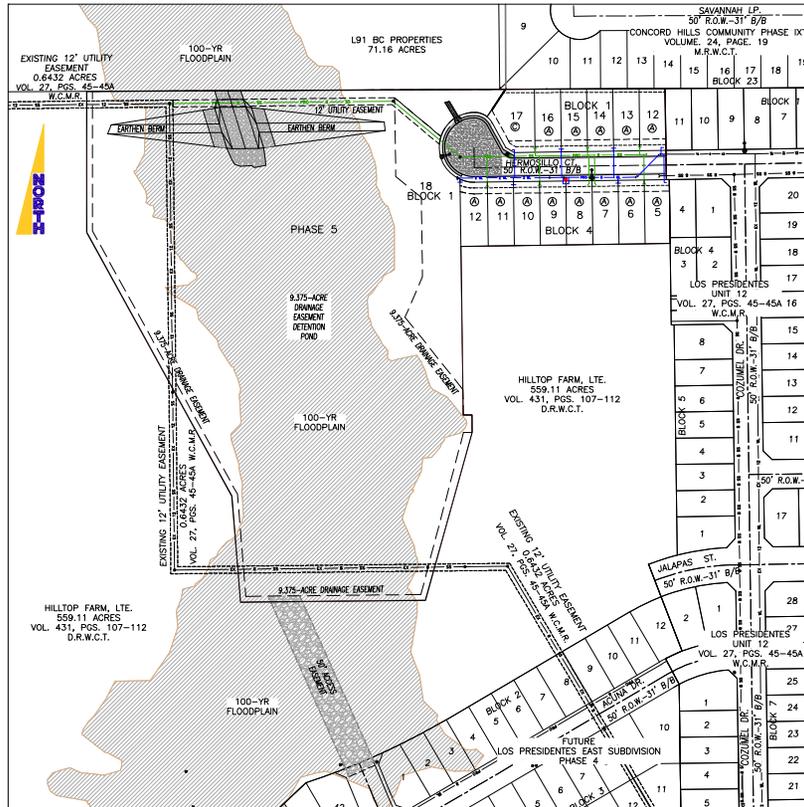
A TRACT OF LAND CONTAINING 12.685 ACRES (550,367 SF) more or less, situated in Parcel 33, Jose Dionisio Trevino, Original Grantee, Abstract 3084, City of Laredo, Webb County, Texas, being out of Hill Top Farm, Ltd., a 559.11 acre tract of land as per Volume 431, Pages 107-112, of Webb County, Texas.

DRAWN BY: F.S.  
CHECKED BY: A.O.G./B.F.S.  
DRAWN DATE: 12.16.2025  
PLOTTED DATE: \_\_\_\_\_  
JOB NO.: LOS PRES PH5  
FILE NAME: LOMELIN  
STATUS: \_\_\_\_\_  
AS-BUILT: \_\_\_\_\_  
REVISED DATE: \_\_\_\_\_

SCALE: (24"x36") SHEET  
HOR: 1"=100' VER.  
SCALE: (11"x17") SHEET  
HOR: 1"=200' VER.  
SHEET TOTAL: 1 OF 2



POST DEVELOPMENT TOPOGRAPHY



MAP OF WATER DISTRIBUTION SYSTEM & SANITARY SEWER SYSTEM

FINAL ENGINEERING REPORT FOR LOS PRESIDENTES EAST SUBDIVISION, PHASE 5  
BY BERNAL F. SLIGHT, P.E.

**WATER SUPPLY: DESCRIPTIONS, COSTS AND OPERABILITY DATE**

LOS PRESIDENTES EAST SUBDIVISION, PHASE 5, 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 AN EXISTING 8" DIA. WATER LINE RUNNING ALONG THE NORTH RIGHT OF WAY OF HERMOSILLO STREET IN ORDER TO PROVIDE WATER SERVICE TO THE PROPOSED 15 LOTS IN LOS PRESIDENTES EAST SUBDIVISION, PHASE 5. THE PROPOSED WATER SYSTEM WILL CONNECT TO THE MENTIONED EXISTING INFRASTRUCTURE AT THE LOCATION AS FOLLOWS:

PROPOSED 8" DIA. LINE CONNECTION TO EX. 8" DIA. LINE LOCATED ALONG THE NORTH RIGHT-OF-WAY LINE OF HERMOSILLO STREET.

THE LINES, FITTINGS, VALVES, FIRE HYDRANTS, SERVICES, METER BOXES AND ALL OTHER REQUIRED IMPROVEMENTS HAVE BEEN INSTALLED AT A TOTAL COST OF \$ XXX,XXX.XX. THE SUBDIVIDER HAS IN ADDITION PAID THE CITY OF LAREDO THE SUM OF \$ XXX,XXX.XX WHICH COVERS THE COST OF THE WATER AVAILABILITY, ANNEXATION, AND WATER USE'S.

**SEWAGE FACILITIES: DESCRIPTION, COSTS, AND OPERABILITY DATE**

SEWAGE FROM LOS PRESIDENTES EAST SUBDIVISION, PHASE 5, WILL BE DISPOSED 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 SEWAGE DISPOSAL FOR THE FULL DEVELOPMENT OF THIS SUBDIVISION FOR AT LEAST 30 YEARS. IN ORDER TO PROVIDE SERVICE TO THE PROPOSED 14 LOTS IN LOS PRESIDENTES EAST SUBDIVISION, PHASE 5, THE PROPOSED SANITARY SEWER SYSTEM WILL CONNECT TO MENTIONED EXISTING INFRASTRUCTURE WITH ONE 8" DIA. SANITARY SEWER LINE AT ONE LOCATION.

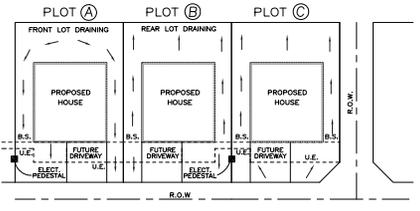
THE SANITARY SEWER LINES, MANHOLES, CLEANOUTS, SERVICES AND ALL OTHER REQUIRED IMPROVEMENTS HAVE BEEN INSTALLED AT A TOTAL COST OF \$ XXX,XXX.XX. THE SUBDIVIDER HAS IN ADDITION PAID THE CITY OF LAREDO THE SUM OF \$ XXX,XXX.XX WHICH COVERS THE COSTS OF INSTALLATION AND CONNECTION FEES.

**CERTIFICATION:**  
BY MY SIGNATURE BELOW, I CERTIFY THAT THE WATER AND SEWAGE SERVICE DESCRIBED ABOVE SHALL BE PROVIDED IN COMPLIANCE WITH THE MODEL RULES ADOPTED UNDER SECTION 16.343, WATER CODE.

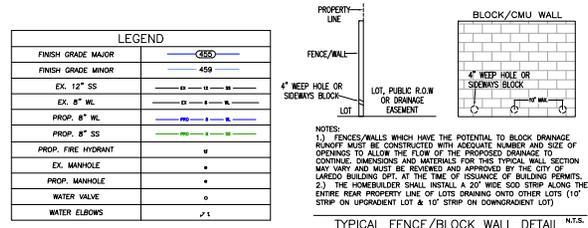
DR. TAREK AL-ZABET  
UTILITIES DIRECTOR

**CERTIFICATION:**  
BY MY SIGNATURE BELOW, I CERTIFY THAT THE WATER AND SEWAGE SERVICE DESCRIBED ABOVE SHALL BE PROVIDED IN COMPLIANCE WITH THE MODEL RULES ADOPTED UNDER SECTION 16.343, WATER CODE.

BERNAL F. SLIGHT, P.E. NO. 77981



NOTE: CORNER LOTS MAY BE PLOT TYPE A OR B AS LABELED ON SHEET 1 OF 2.  
TYPICAL LOT PLOT GRADING TYPES

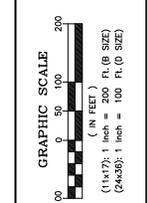


| LEGEND             |         |
|--------------------|---------|
| FINISH GRADE MAJOR | — GSD — |
| FINISH GRADE MINOR | — 459 — |
| EX. 12" SS         | — 12" — |
| EX. 8" WL          | — 8" —  |
| PROP. 8" WL        | — 8" —  |
| PROP. 8" SS        | — 8" —  |
| PROP. FIRE HYDRANT | — FH —  |
| EX. MANHOLE        | — M —   |
| PROP. MANHOLE      | — M —   |
| WATER VALVE        | — V —   |
| WATER ELBOWS       | — E —   |

**NOTES:**  
1.) FENCES/WALLS WHICH HAVE THE POTENTIAL TO BLOCK DRAINAGE RUNOFF MUST BE CONSTRUCTED WITH ADEQUATE NUMBER AND SIZE OF OPENINGS TO ALLOW THE FLOW OF THE PROPOSED DRAINAGE TO CONTINUE. DIMENSIONS AND MATERIALS FOR THIS TYPICAL WALL SECTION MAY VARY AND MUST BE REVIEWED AND APPROVED BY THE CITY OF LAREDO BUILDING DEPT. AT THE TIME OF ISSUANCE OF BUILDING PERMITS.  
2.) THE HOMEOWNER SHALL INSTALL A 20" WIDE 500 STRIP ALONG THE ENTIRE REAR PROPERTY LINE OF LOTS DRAINING ONTO OTHER LOTS (10' STRIP ON UPDRIFT LOT & 10' STRIP ON DOWNDRIFT LOT).

TYPICAL FENCE/BLOCK WALL DETAIL

LOS PRESIDENTES EAST SUBDIVISION PHASE 5



**MODEL RULES**

**LOS PRESIDENTES EAST SUBDIVISION PHASE 5**

A TRACT OF LAND CONTAINING 2,685 ACRES (500.367 SF) more or less, situated in Precinct 33, Bexar County, Texas, Original Grantee, Abstract 3094, City of Laredo, Webb County, Texas, being out of Hill Top Farm, Ltd. a 559.11 acre tract of land as per Volume 431, Pages 107-112, Dead Records of Webb County, Texas.

DRAWN BY: F.S.  
CHECKED BY: A.O.O./B.F.S.  
DRAWN DATE: 12.16.2025

PLOTTED DATE:  
JOB No.: LOS PRES PH5  
FILE NAME: LOMELIN  
STATUS:  
AS-BUILT:  
REVISED DATE:

SCALE: (24"x36") SHEET  
HOR: 1"=100' VER.  
SCALE: (11"x17") SHEET  
HOR: 1"=200' VER.

SHEET TOTAL:  
2 OF 2