City of Laredo

SPECIAL MEETING AGENDA

Thursday, May 14, 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
May 14, 2026
6:00 P.M.

1. Call to Order

2. Roll Call

3. Pledge of Allegiance

4. Texas Pledge

5. Approval Of Minutes Of:

5A Meeting of April 16, 2026 **26-P&Z-552**

5B Meeting of May 7, 2026 **26-P&Z-551**

6. 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.

7. Public Hearing And Recommendation Of An Ordinance.

7A 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. **26-P&Z-534**

8. Consideration Of The Following Preliminary Plats And Replats:

8A Preliminary consideration of the replat of Lot 12, Block 2, The New Trade Center, Phase 4 into Lot 12A and Lot 12B, Block 2, The New Trade Center, Phase 4. The purpose of this replat is to subdivide Lot 12 into two (2) lots. The property is an existing industrial site. **26-P&Z-536**

PL-104-2026
District VII - Cm. Vanessa Perez

8B Preliminary consideration of the plat of D&J Alexander Commercial Phase 15, Block 4, Lot 5A & 5B, Alexander Crossing Plaza. The intent is commercial. **26-P&Z-537**

PL-096-2026
District V - Cm. Ruben Gutierrez Jr.

8C Preliminary consideration of the plat of D&J Alexander Commercial Phase 15, Block 4, Lot 2, Alexander Crossing Plaza. The intent is commercial. **26-P&Z-538**

PL-095-2026
District V - Cm. Ruben Gutierrez Jr.

8D Preliminary consideration of the plat of Cielito Lindo Ejido Plat. The intent is commercial. **26-P&Z-539**

PL-102-2026
District I - Cm. Gilbert Gonzalez

9. Consideration Of An Extension To Following Preliminary Plats And Replats:

9A Consideration of a six (6) month extension to the final plat approval of the plat of Needmore Dolores Tract 4 Industrial Subdivision, Phase 1. The intent is industrial. The request is to extend the scheduled expiration date from June 7, 2026 to December 7, 2026. **26-P&Z-540**

PL-103-2026
Extra-Territorial Jurisdiction (ETJ)

10. Consideration of The Following Final Plats And Replats:

10A Final consideration of the plat of Embarcadero Southeast Quadrant - Phase 6. The intent is commercial. **26-P&Z-541**

PL-100-2026
District VII - Cm. Vanessa Perez

10B Final consideration of the plat of San Isidro Northeast La Paz Subdivision, Phase 2. The intent is residential. **26-P&Z-542**

PL-105-2026
District VI - Cm. Dr. David Tyler King

10C Final consideration of the plat of Lago Del Valle Subdivision, Phase XI. The intent is residential. **26-P&Z-543**

PL-106-2026
District III - Cm. Melissa Cigarroa

10D Final consideration of the replat of Lot 5, Block 1, Highway 359 Vinateria Subdivision into Lot 5A, 5B & 5C, Block 1 Highway 359 Vinateria Subdivision. The intent is industrial and residential. **26-P&Z-544**

PL-101-2026
Extra-Territorial Jurisdiction (ETJ)

11. Consideration Of Model Subdivision Compliance:

11A Consideration of Model Rule Subdivision Compliance of plat of Gator Pointe Subdivision, Phase 3. The intent is residential. **26-P&Z-545**

PL-110-2026
District III - Cm. Melissa Cigarroa

11B Consideration of Model Rule Subdivision Compliance of the plat of Loma Veranos Subdivision. The intent is residential. **26-P&Z-546**

PL-107-2026
District I - Cm. Gilbert Gonzalez

11C Consideration of Model Rule Subdivision Compliance of the plat of Artesia Hills Subdivision, Phase I. The intent is residential. **26-P&Z-548**

PL-109-2026
District III - Cm. Melissa Cigarroa

11D Consideration of Model Rule Subdivision Compliance of the plat of Cuatro Vientos Sur Subdivision, Phase XII. The intent is residential. **26-P&Z-549**

PL-108-2026
District I - Cm. Gilbert Gonzalez

12. Discussion And Possible Action:

12A Discussion and possible action regarding the scheduling of Planning and Zoning Commission Workshops for the ReCode Laredo - Unified Development Code Project. **26-P&Z-550**

13. 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, May 8, 2026 by 6:00 P.M.

City of Laredo

Planning & Zoning Commission

Meeting Date: 5/14/2026 **Public Hearing and Recommendation of an Ordinance 5A**

CITY OF LAREDO
PLANNING AND ZONING COMMISSION

MEETING MINUTES OF APRIL 16, 2026

The City of Laredo Planning and Zoning Commission convened in regular session open to the public at 6:03 p.m. on Thursday, April 16, 2026, in the City Council Chambers at City Hall, 1110 Houston Street, considered the following:

COMMISSIONERS PRESENT:
Daniela Sada Paz, Chair
Michael Barron, Vice Chair (Arrived at 6:01 p.m.)
Rolando Cazares
Cindy E. Cantu
Mercurio Martinez, III
John D. Beckelhymer
Hector "Tito" Garcia
Adolfo Martinez

COMMISSIONERS EXCUSED:
Regina Portillo (Excused)

STAFF PRESENT:
Charles Graves, Planning Executive Director
Vanessa Guerra, Planning Director
Rafael Vidaurri, Planner
Deidre Garcia, Planner
Laura Garza, Planner
Luis Vazquez, Planner
Stephanie Prado, Planner
Ruben Dominguez, Fire Department
Elizabeth Carrera, Parks Planner

OTHERS PRESENT:
Ricardo Villarreal
Raul Valdez
Graciela Rubio
John Peter Montalvo
Gerardo Ramon
Pilar Sanchez
Nohemi Sanchez
Gabriela Sanchez
Jonathan Vazquez
Wayne Nance
Roberto Manchasi
Rosalba Alejandres

1. CALL TO ORDER

Chair Sada Paz called the Planning and Zoning Commission meeting to order at 6:01 p.m.

2. ROLL CALL

Vanessa Guerra, Planning Director, called roll and confirmed a quorum was present.

MOTION: Commissioner Garcia, made a motion to **excuse** Commissioner(s) not present.

Second:	Vice Chair Barron
In Favor:	8
Opposed:	0
Abstained:	0

Motion Carried Unanimously

3. PLEDGE OF ALLEGIANCE

4. TEXAS PLEDGE

5. APPROVAL OF MINUTES OF:

A. Regular Meeting of March 19, 2026

B. Regular Meeting of April 2, 2026.

MOTION: Commissioner Garcia made a motion to **approve** the minutes for March 19, 2026 and April 2, 2026.

Second:	Commissioner A. Martinez
In Favor:	8
Opposed:	0
Abstained:	0

Motion Carried Unanimously

6. CITIZEN COMMENTS

None.

Vanessa Guerra, Planning Director, introduced Mr. Charles Graves, noting that he is an accomplished City Planner with extensive experience in municipal planning, land development, and regulatory compliance. She explained that the City has engaged Mr. Graves for a 90-day assignment as part of the City's Development Services Stabilization and Modernization Plan. In this role, he is tasked with

conducting a comprehensive operational review of Development Services, Planning, and One-Stop-Shop functions. The objective of this effort is to produce a final report that will establish a three-year roadmap for the modernization of development services operations.

Vice Chair Barron requested Item 7C be moved up since the item had been tabled and is requesting to be tabled again.

7. PUBLIC HEARING AND RECOMMENDATION OF AN ORDINANCE.

MOTION: Vice Chair Barron made a motion to **move up** item 7C.

Second:	Commissioner A. Martinez
In Favor:	8
Opposed:	0
Abstained:	0

Motion Carried Unanimously

C. Amending the Zoning Ordinance (Map) of the City of Laredo by rezoning approximately 3.33-acre tract, as further described by metes and bounds in exhibit A, located east of Don Beto Drive and north of Grisell Drive, from (R-1 (Single Family Residential District) to R-2 (Multi-Family Residential District).

ZC-035-2026

District V

Staff Recommendation: Staff **does not support** the proposed zone change.

Vanessa Guerra, Planning Director informed the Commission the applicant requested to table the item again.

MOTION: Vice Chair Barron made a motion to **table** the item time certain.

Second:	Commissioner Beckelhymer
In Favor:	8
Opposed:	0
Abstained:	0

Motion Carried Unanimously

MOTION: Vice Chair Barron made a motion to **move up** items 7F, 7G, 7H, 7I and 7K since they are all within the same area.

Second:	Commissioner A. Martinez
In Favor:	8

Opposed: 0
Abstained: 0

Motion Carried Unanimously

Vanessa Guerra, Planning Director, reminded the Commission and attendees of the three-minute rule for public comments on agenda items. She stated that staff will monitor speaking time and noted that, as indicated on the agenda, comments are limited to three (3) minutes per speaker. She further advised that no more than three (3) individuals are permitted to speak on each side of an issue.

F. Amending the Zoning Ordinance (Map) of the City of Laredo by rezoning approximately 32 acres, as further described by metes and bounds in attached Exhibit A, located north of Lomas Del Sur Road and east of Cuatro Vientos Road, from R-1A (Single-Family Reduced Area District) to B-4 (Highway Commercial District).

ZC-040-2026

District I

Staff Recommendation: Staff **does not support** the zone change.

G. Amending the Zoning Ordinance (Map) of the City of Laredo by rezoning approximately 9.53 acres, as further described by metes and bounds in attached Exhibit A, located north of Lomas Del Sur Road and east of Charolais Drive, from R-1A (Single Family Reduced Area District) to B-4 (Highway Commercial District).

ZC-041-2026

District III

Staff Recommendation: Staff **does not support** the zone change.

H. Amending the Zoning Ordinance (Map) of the City of Laredo by rezoning approximately 59.55 acres, as further described by metes and bounds in attached Exhibit A, located south of Lomas Del Sur Road and east of Cuatro Vientos Road, from AG (Agricultural District) and B-3 (Community Business District) to B-4 (Highway Commercial District).

ZC-042-2026

District I

Staff Recommendation: Staff **does not support** the zone change.

I. Amending the Zoning Ordinance (Map) of the City of Laredo by rezoning approximately 16.7 acres, as further described by metes and bounds in attached exhibit A, located south

of Lomas del Sur Road and east of Cuatro Vientos Road, AG (Agricultural District) and B-3 (Community Business District) to B-4 (Highway Commercial District).

ZC-043-2026

District I

Staff Recommendation: Staff **does not support** the zone change.

K. Amending the Zoning Ordinance (Map) of the City of Laredo by rezoning approximately 3.92 acres, as further described by metes and bounds in attached Exhibit A, located north of Lomas Del Sur Road and east of Cuatro Vientos Road, from R-1A (Single Family Reduced Area District) to B-4 (Highway Commercial District).

ZC-049-2026

District I

Staff Recommendation: Staff **does not support** the zone change.

Ricardo Villarreal, Top Site Civil Group, and Raul Valdez, Quatro Vientos South, addressed the Commission in support of the items. Mr. Villarreal stated that the proposed development is adjacent to the newly established Buena Vista Sports Complex. He explained that the City, in coordination with the Planning Department, has designated the surrounding area as an entertainment district and has already invested approximately $55 million in the sports complex, with two (2) additional phases pending. He emphasized that the area is expected to become a major tourism hub, potentially the number one tourism destination in Laredo.

Raul Valdez, Buena Vista Ranch Land Development, also spoke in support, expressing appreciation to the City Council and the citizens of Laredo for making the Sports Complex a reality. He stated that the development will foster economic growth and development, not only for South Laredo but specifically for the southeastern portion of the city. He further noted that the Sports Complex is generating both regional and national interest in the area.

Vanessa Guerra, Planning Director, explained that Staff does not support a B-4 zoning designation for the area. She stated that while B-4 zoning permits uses such as bars and restaurants serving alcohol without requiring a Special Use Permit (SUP) or Conditional Use Permit (CUP), it also allows for more intensive transportation-related uses. These include heavy tire shops, heavy mechanical repair facilities, heavy equipment repair, truck and trailer rental, auto wrecker services, inoperable vehicle storage yards, and warehouses, among others. She emphasized that there would be no effective mechanism to restrict or prevent such uses under B-4 zoning.

Ms. Guerra also noted concerns regarding roadway capacity, stating that although the roadway is identified as having a 120-foot right-of-way, portions currently appear to be developed at approximately 60 feet back-to-back and, in some areas, as narrow as 26 feet. As such, there is

no clear mechanism to ensure full build-out to the intended 120-foot standard. Additionally, she highlighted that the proposed development backs up to residential areas, which raises compatibility concerns. For these reasons, Staff recommended a B-3 zoning designation, as it aligns with the Comprehensive Plan and permits restaurant uses while requiring a Special Use Permit for the sale of alcohol.

MOTION: Commissioner M. Martinez made a motion to close the public hearing, go against Staff recommendation and **approve** the B-4 zoning designation for items 7F, 7G, 7H, 7I, and 7K.

Second:	Vice Chair Barron
In Favor:	8
Opposed:	0
Abstained:	0

Motion Carried Unanimously

Chair Sada Paz read Items 7G, 7H, 7I and 7K in for the record.

Vice Chair Barron stepped out of the meeting at 6:45 p.m.

Vice Chair Barron stepped back into the meeting at 6:46 p.m.

Commissioner Garcia stepped out of the meeting at 6:47 p.m.

MOTION: Vice Chair Barron made a motion to **bring back** item 7C.

Second:	Commissioner A. Martinez
In Favor:	7
Opposed:	0
Abstained:	0

Motion Carried Unanimously

Commissioner A. Martinez stepped out of the meeting at 6:47 p.m.

C. Amending the Zoning Ordinance (Map) of the City of Laredo by rezoning approximately 3.33-acre tract, as further described by metes and bounds in exhibit A, located east of Don Beto Drive and north of Grisell Drive, from (R-1 (Single Family Residential District) to R-2 (Multi-Family Residential District).

ZC-035-2026

District V

Staff Recommendation: Staff **does not support** the zone change.

Graciela Rubio informed the Commission the property is at a dead end and expressed concern regarding whether adequate access will be provided once the property is developed.

Vanessa Guerra, Planning Director, advised the Commission if the item is tabled time uncertain, staff will be required to re-notice the item. However, if the item is tabled time certain, re-noticing will not be necessary.

MOTION: Commissioner M. Martinez made a motion to **table** the item time uncertain.

Second:	Vice Chair Barron
In Favor:	7
Opposed:	0
Abstained:	0

Motion Carried Unanimously

Commissioner A. Martinez stepped back into the meeting at 6:50 p.m.

A. Amending the Zoning Ordinance (Map) of the City of Laredo by authorizing the issuance of a conditional use permit for a manufacturing/storage (millwork) on the north half (1/2) of Lot 4, Block 365, Western Division, located at 1809 San Dario Avenue.

ZC-012-2026

District VIII

Staff Recommendation: Staff **support** the proposed conditional use permit.

Stephanie Prado, Planner, provided a brief overview on the item.

John Peter Montalvo, a resident, informed the Commission of his opposition to the proposed zone change, stating that the area should remain designated for single-family residential use.

MOTION: Commissioner M. Martinez made a motion to close the public hearing, go against Staff recommendation and **deny** the conditional use permit.

Second:	Commissioner Garcia
In Favor:	8
Opposed:	0
Abstained:	0

Motion Carried Unanimously

Commissioner Cazares, left the meeting at 6:58 p.m.

B. Amending the Zoning Ordinance (Map) of the City of Laredo by amending Ordinance 2023-O-011 which authorized a conditional use permit for an amusement redemption machine establishment on Lot 1A, Block, 1, Anil Associates, Limited Liability Company, Phase 1, located at 9110 McPherson Road, Suite 1 (10,800 square feet) in order to remove the current parties and issue the conditional use permit to the property and to extend the current expiration date of the conditional use permit.

ZC-028-2026

District VI

Deidre Garcia, Planner, provided a brief overview on the item.

Staff Recommendation: Staff **supports** the proposed conditional use permit amendment to extend the current expiration date.

Staff **does not support** removing the current parties from the conditional use permit.

MOTION: Vice Chair Barron made a motion to close the public hearing, support Staff recommendation **approve** the conditional use permit amendment to extend the current expiration date and **deny** the removal of the current parties from the conditional use permit.

Second:	Commissioner A. Martinez
In Favor:	7
Opposed:	0
Abstained:	0

Commissioner Beckelhymer asked Staff to clarify the reason for the removal of the current parties listed on the Conditional Use Permit (CUP).

Vanessa Guerra, Planning Director, explained that in the past, an Amusement Redemption Machine Establishment could be authorized through an overlay district and approved via a Conditional Use Permit (CUP). However, regulations have since changed, and such establishments are no longer eligible for approval through a CUP. They are now only permitted within an existing B-4 zoning district.

Ms. Guerra emphasized that, under the current ordinance, Redemption Machine Establishments (commonly referred to as "maquinitas") must be located within an existing B-4 zone. She further noted that the updated ordinance requires licenses to be issued directly to the operator; therefore, the operator's name must match the name on the license.

Additionally, Ms. Guerra stated that Staff conducted a review of the property's history, including any citations or police activity. Aside from a single citation issued when the business initially began operating, no other violations were found. Based on this, Staff is comfortable supporting an extension of the expiration date for ten (10) years. She also explained that the

establishment is considered legally nonconforming, as it does not meet current ordinance requirements.

Commissioner Beckelhymer then requested clarification regarding which parties were proposed to be removed from the CUP.

Ms. Guerra responded that the applicant is requesting the removal of both the landowner and the tenant from the CUP. She explained that the intent is for the CUP to not be issued to any individual. However, Staff does not support this request, as the ordinance requires that the CUP identify, at a minimum, the operator by name.

MOTION: Motion Carried Unanimously

D. Amending the Zoning Ordinance (Map) of the City of Laredo by rezoning Lot 10, Block X6, Southview Replat, Phase II, located at 3502 south Arkansas Avenue, from R-1 (Single-Family Residential District) to R-2 (Multi-Family Residential District).

ZC-038-2026

District II

Staff Recommendation: Staff **does not support** the proposed zone change.

Deidre Garcia, Planner, provided a brief overview on the item.

Gerardo Ramon, Representative, informed the Commission he is requesting the zone change in order to have two houses in one lot.

MOTION: Vice Chair Barron made a motion to close the public hearing, go against Staff recommendation **approve** the item.

Second:	Commissioner Cantu
In Favor:	7
Opposed:	0
Abstained:	0

Motion Carried Unanimously

E. Amending the Zoning Ordinance (Map) of the City of Laredo by rezoning Lot 6, Block 1, Los Corralitos Subdivision, located at 18215 FM 1472, from AG (Agricultural District) to M-1 (Light Manufacturing District).

ZC-039-2026

District VII

Laura Garza, Planner, provided a brief overview on the item.

Staff Recommendation: Staff **supports** the proposed zone change.

Pilar, Nohemi, and Gabriela Sanchez, Applicants, informed the Commission that they are requesting the zone change to allow their children to continue operating their trailer repair business (road service).

MOTION: Commissioner Garcia made a motion to close the public hearing, support Staff recommendation and **approve** the item.

Second:	Commissioner Beckelhymer
In Favor:	7
Opposed:	0
Abstained:	0

Motion Carried Unanimously

J. Amending the Zoning Ordinance (Map) of the City of Laredo by rezoning approximately 4.07 acres, as further described by metes and bounds in attached, Exhibit A, located south of Siller Loop and west of Martinique Drive, AG (Agricultural District) to Single Family Residential District).

ZC-044-2026

District VII

Deidre Garcia, Planner, provided a brief overview on the item.

Staff Recommendation: Staff recommends **approval** of the item.

Commissioner M. Martinez stepped out of the meeting 7:22 p.m.

Jonathan Vazquez, Sabio Engineering, informed the Commission he was in support of the proposed zone change.

MOTION: Commissioner A. Martinez made a motion to close the public hearing, support Staff recommendation and **approve** the item.

Second:	Commissioner Garcia
In Favor:	6
Opposed:	0
Abstained:	0

Motion Carried Unanimously

L. Public hearing and recommendation of an ordinance for the voluntary annexation and initial zoning for B-4 (Highway Commercial District) on a tract of land containing 23.942-acres, more or less, as described by metes and bounds in the attached Exhibit "A", and known as Annexation Tract 1 (NDAS Development Tract) located southeast of Cuatro Vientos and Sierra Vista Boulevard.

AN-001-2026

District I – Councilmember Gilbert Gonzalez

Luis Vazquez, Planner, provided a brief overview on the item.

Staff Recommendation: Staff **supports** the proposed annexation.

Staff **does not support** the proposed initial zoning of B-4 (Highway Commercial District).

Instead, Staff **recommends** the initial zoning of B-3 (Community Business District).

Wayne Nance, Porras Nance Engineering, informed the Commission that although the property frontage is currently zoned B-4, the applicant is seeking annexation. Therefore, they are in agreement with Staff's recommendation to assign an initial zoning of B-3 (Community Business District).

MOTION: Commissioner Garcia made a motion to close the public hearing, support Staff recommendation and **approve** the item.

Second:	Commissioner Cantu
In Favor:	6
Opposed:	0
Abstained:	0

Motion Carried Unanimously

M. Public hearing and recommendation of an ordinance for the voluntary annexation and initial zoning for M-1 (Light Manufacturing District) on a tract of land containing 8.42-acres, more or less, as described by metes and bounds in the attached Exhibit "A", and known as Annexation Tract 2 (All Carriers Tract) located southeast of FM 1472 and west of Ben-Hur Ranch Road.

AN-002-2026

District VII – Councilmember Vanessa Perez

Luis Vazquez, Planner, provided a brief overview on the item.

Staff Recommendation: Staff **supports** the proposed annexation.

Staff **supports** the proposed initial zoning of M-1 (Light Manufacturing District).

MOTION: Commissioner A. Martinez made a motion to **approve** the item.

Second:	Commissioner Garcia
In Favor:	6
Opposed:	0
Abstained:	0

Motion Carried Unanimously

Commissioner M. Martinez stepped back into the meeting at 7:31 p.m.

N. Public hearing and recommendation of an ordinance for the voluntary annexation and initial zoning for M-1 (Light Manufacturing District) on a tract of land containing 5.19-acres, more or less, as described by metes and bounds in the attached Exhibit "A", and known as Annexation Tract 1 (NDAS Development Tract) located southeast of Cuatro Vientos and Sierra Vista Boulevard.

AN-003-2026

District VII – Councilmember Vanessa Perez

Luis Vazquez, Planner, provided a brief overview on the item.

Staff Recommendation: Staff **supports** the proposed annexation.

Staff **supports** the proposed initial zoning of M-1 (Light Manufacturing District).

MOTION: Commissioner M. Martinez made a motion to **approve** the item.

Second:	Commissioner Beckelhymer
In Favor:	7
Opposed:	0
Abstained:	0

Motion Carried Unanimously

O. Public hearing and recommendation of an ordinance for the voluntary annexation and initial zoning for M-1 (Light Manufacturing District) on a tract of land containing 150.8236-acres, more or less, as described by metes and bounds in the attached Exhibit "A", and known as Annexation Tract 4 (Gilpin Tract) located northwest of Nicolas D. Hachar Road and River Bank Drive.

AN-004-2026

District VII – Councilmember Vanessa Perez

Luis Vazquez, Planner, provided a brief overview on the item.

Staff Recommendation: Staff **supports** the proposed annexation.

Staff **supports** the proposed initial zoning of M-1 (Light Manufacturing District).

MOTION: Commissioner Garcia made a motion to **approve** the item.

Second:	Commissioner Beckelhymer
In Favor:	7
Opposed:	0
Abstained:	0

Motion Carried Unanimously

P. Public hearing and recommendation of an ordinance amending the City of Laredo Subdivision Ordinance, Chapter III, Section 3.2 Entitled "Streets and Alleys," by adding definitions for block length and block width; providing that this ordinance shall be cumulative; providing for severability clause; and providing for publication and effective date.

Luis Vazquez, Planner, provided a brief overview on the item.

Staff Recommendation: Staff recommends **approval** of the proposed amendment to the Subdivision Ordinance.

MOTION: Commissioner Garcia made a motion to **approve** the item.

Second:	Commissioner Cantu
In Favor:	7
Opposed:	0
Abstained:	0

Motion Carried Unanimously

8. CONSIDERATION OF THE FOLLOWING MASTER PLANS:

MOTION: Commissioner Garcia made a motion to **hear** Items 8A & 8B together.

Second:	Commissioner A. Martinez
In Favor:	7
Opposed:	0
Abstained:	0

Motion Carried Unanimously

A. Consideration of a revision to the Ponderosa Masterplan. The intent is residential, commercial, multi-family, and industrial. The purpose of the revision is to reconfigure lots with Unit 3A and Unit 6.

PL-087-2026

District III – Councilmember Melissa R. Cigarroa
District IV – Councilmember Ricardo "Rick" Garza

Commissioner Garcia stepped out of the meeting at 7:40 p.m.

Commissioner Garcia stepped back into the meeting at 7:43 p.m.

Staff Recommendation: Staff approves the item subject to the following comments.

Planning:

1. Identify the lots of Ponderosa Commercial Subdivision, Unit 3A, Phase 1.
2. Provide a vicinity map.
3. Access to Loop 20 is subject to the review and approval by Texas Department of Transportation (TxDOT).
4. 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 23.2 (a) 4 – Subdivision Ordinance).
5. All improvements as per the Subdivision Ordinance.

Traffic Safety:

1. Identify existing and proposed streets, units and phases to provide better comments (As per Subdivision Ordinance Handbook, Chapter II).
2. Show configuration of Lots of Ponderosa Commercial Subdivision, Ph. 1 (As per Subdivision Ordinance Handbook, Chapter II, Section 2-3.2).
3. Show access easements. Access easements intended for primary access to a proposed lot or building shall be 50' wide with a 30' paving section. (As per Subdivision Ordinance Handbook, Section 3-2).

C. Each lot shall be provided with adequate access to an existing public street by frontage along such street or through connection of a new street or a permanent easement to an existing street (As per Subdivision Ordinance Handbook, Section 3-3, C).

4. Check sight distance (as per Subdivision Ordinance Handbook Section 3-2).
5. 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.

6. "L-shaped" type intersection shall have an interior angle not less than 72 degrees and not greater than 120 degrees (As per Subdivision Ordinance Handbook, Chapter III).
7. Ensure that proposed curves can handle a speed of 30 mph (as per Subdivision Ordinance Handbook, Section 3-2)
8. AASHTO (Street curves should be design with as large radius curve as practical, with a minimum radius of 100 feet).
9. Show streets ROW (As per Viva Laredo Future Thoroughfare Plan, Subdivision Ordinance Handbook, Section 3-2: Streets and Alleys)
10. Submit a TIA (As per Land Development Code Section 24.62.8)
11. Avoid Street jogs with centerline effect of less than 300 feet (As per Subdivision Ordinance Handbook, Chapter III Section 3-2, F).
12. Streets shall be laid out so as to intersect at right angle (As per Subdivision Ordinance Handbook, Section 3-2 H).
13. Subdivision Ordinance Handbook Section 3-2: Streets and Alleys Streets in a subdivision shall:

(a) Provide for the continuation of appropriate projection of existing principal streets in surrounding areas; or
(b) Conform to a plan for the neighborhood to meet a particular situation where topographical or other conditions make continuance or conformance to existing streets impracticable.

C. Local streets on which single family housing is the majority use shall be so laid out that their use by through traffic will be discouraged, and that significant amounts of internal traffic will not be generated.

L. The system of streets designated for the subdivision, except in unusual cases, must connect with streets already dedicated in adjacent subdivisions; and where adjacent connections are not platted, must in general be the reasonable projection of streets in the nearest subdivided tracts, and must be continued to the boundaries of the tract subdivided, so that other sub-dividers may connect therewith. Reserve strips of land controlling access to or egress from other property from any street or alley or having the effect of restricting or damaging the adjoining property for subdivision purposes or which will not be taxable or accessible for special improvements shall not be permitted in any subdivision unless such reserve strips are conveyed to the City in fee simple.

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

Fire: 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.

B. Consideration of a revision to the Southeast Commercial Subdivision at Buena Vista Ranch. The intent is Commercial. The purpose of this revision is to reconfigure Phase 4 and Phase 5.

PL-093-2026

District I- Councilmember Gilbert Gonzalez

Staff Recommendation: Staff approves the item subject to the following comments.

Planning:

1. Revise the phase number of Phase 5 to Phase 6 in order to avoid duplication, as it is already identified within the Masterplan as Lot 1, Block 1, Phase 5.
2. Revise the street name "Wormser Road" to "Lomas Del Sur Road."
3. Access to Cuatro Vientos Road is subject to the review and approval by Texas Department of Transportation (TX-DOT).
4. Submit a masterplan revision to the City of Laredo Building Services GIS Division within 10 days of commission approval in a geo-referenced CAD file in accordance with Section 2-3.2 (a) 4 - Subdivision Ordinance.
5. 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.

MOTION: Commissioner Barron made a motion to **approve** items 8A and 8B subject to Staff comments.

Second:	Commissioner A. Martinez
In Favor:	7
Opposed:	0
Abstained:	0

Motion Carried Unanimously

9. CONSIDERATION OF THE FOLLOWING PRELIMINARY PLATS AND REPLATS:

Commissioner A. Martinez left the meeting at 7:44 p.m.

MOTION: Commissioner M. Martinez made a motion to **hear** Items 9A thru 10A together.

Second:	Commissioner Garcia
In Favor:	6
Opposed:	0
Abstained:	0

Motion Carried Unanimously

Luis Vazquez, Planner, read Items 9A thru 10A in for the record.

A. Preliminary consideration of the plat of Ponderosa Commercial Subdivision, Unit 3A – Phase 1. The intent is Commercial.

PL-088-2026

District IV – Councilmember Ricardo "Rick" Garza

Staff Recommendation: Staff approves the item subject to the following comments.

Planning:

1. Clearly identify the lot(s) within which the primary access easement is located, as it is currently unclear which lot the easement is incorporated into.
2. Access to Bob Bullock Loop (Loop 20) is subject to the review and approval by Texas Department of Transportation (TX-DOT).
3. Identify all easements.
4. All improvements as per the Subdivision Ordinance.

Fire:

1. Fire hydrants required every 500ft for residential development.
2. Dead-end roads in excess of 150-feet require a turnaround or temporary turnaround (96-foot cul- de-sac, 120-foot hammer head, 60-foot "Y").

Traffic Safety:

1. Access easements intended for primary access to a proposed lot or building shall be 50' wide with a 30' paving section. (As per Subdivision Ordinance Handbook, Section 3-2).

C. Each lot shall be provided with adequate access to an existing public street by frontage along such street or through connection of a new street or a permanent easement to an existing street (As per Subdivision Ordinance Handbook, Section 3-3, C).

2. 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.

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.

B. Preliminary consideration of the plat of Southeast Commercial Subdivision, Phase 4 at Buena Vista Ranch. The intent is Commercial.

PL-092-2026

District I – Councilmember Gilbert Gonzalez

Staff Recommendation: Staff approves the item subject to the following comments.

Planning:

1. Revise the street name "Wormser Road" to "Lomas Del Sur Road."
2. Access to Cuatro Vientos Road is subject to the review and approval by Texas Department of Transportation (TX-DOT).
3. Identify all easements.
4. All improvements as per the Subdivision Ordinance.

Traffic Safety:

1. The phase alignment does not match with the master plan. Revise master plan. (As per Subdivision Ordinance Handbook, Chapter II).

Fire: 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.

C. Preliminary consideration of the plat of Lot 4, Block 2, D & J Alexander, Phase 15, Alexander Crossing Plaza. The intent is Commercial.

PL-091-2026

District V – Councilmember Ruben Gutierrez, Jr.

Staff Recommendation: Staff approves the item subject to the following comments.

Planning:

1. Revise the plat to show the drainage easement as reflected in the recorded plat of D&J Alexander Phase 15, Alexander Crossing Plaza, Lot 5, Block 1 and Lot 5, Block 2, Vol. 40, Pg.(s). 22-23, Webb County Plat Records.
2. Identify the floodplain boundary and provide Base Flood Elevation (BFEs) as per Section 24.69.7 C (3) - Land Development Code.
3. Remove any and all references to the Webb County Commissioners Court as this proposed plat is located entirely inside City Limits (refer to Certificate of Engineer).

4. Identify all easements.
5. All improvements as per the Subdivision Ordinance.

Traffic Safety:

1. Access easements intended for primary access to a proposed lot or building shall be 50' wide with a 30' paving section. (As per Subdivision Ordinance Handbook, Section 3-2).

C. Each lot shall be provided with adequate access to an existing public street by frontage along such street or through connection of a new street or a permanent easement to an existing street (As per Subdivision Ordinance Handbook, Section 3-3, C).

2. 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.

Fire: 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.

D. Preliminary consideration of the plat of Lot 3, Block 1, D & J Alexander Commercial, Phase 15, Alexander Crossing Plaza. The intent is Commercial.

PL-090-2026

District V – Councilmember Ruben Gutierrez, Jr.

Staff Recommendation: Staff approves the item subject to the following comments.

Planning:

1. Revise Plat Note No. 8 by changing the street name from "Ray Bradbury Drive" to "Raymond Chandler Drive."
2. Identify the floodplain boundary and provide Base Flood Elevation (BFEs) as per Section 24.69.7 C (3) - Land Development Code.
3. Label the plat recordation information of the adjacent tracts (e.g., D&J Alexander Commercial, Phase 15, Lot 1, Block 1, Vol. 39, Pg. 59, W.C.P.R. and D&J Alexander Commercial, Phase 15, Lot 4, Block 1, Vol. 42, Pg. 99, W.C.P.R.)
4. Update the plat recordation labeling information of the Briones and Gonzalez tract to reflect its recording as D&J Alexander Phase 15, Alexander Crossing Plaza, Lot 5, Block 1 and Lot 5, Block 2, Vol. 40, Pg.(s) 22-23, W.C.P.R.
5. Remove any and all references to the Webb County Commissioners Court as this proposed plat is located entirely inside City Limits (refer to Certificate of Engineer).
6. Identify all easements.
7. 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.

E. Preliminary consideration of the plat of Phoenix Village Subdivision, Phase XI (11). The intent is Commercial.

PL-085-2026

District IIII – Councilmember Melissa R. Cigarroa

Staff Recommendation: Staff approves the item subject to the following comments.

Planning:

1. Provide lot dimensions and ensure compliance with the minimum dimensional requirements of the applicable zoning district.

2. Provide a plat note stating the following: "No more than one single-family detached dwelling shall be located on an individual lot." (Section 24.80.4 (I) - Land Development Code, Model Rules).
3. Provide a plat note stating the following: "The setback shall be determined based on the current zoning in accordance with Section 24.77.1 of the Laredo Land Development Code."
4. Provide Lot Summary Table.
5. Revise the masterplan to reflect the boundaries of this plat.
6. Provide Base Flood Elevations (BFEs) as per Section 24.69.7 C (3) - Land Development Code.
7. The developer has submitted a notice of intention to place utilities in the front of the lot. The front- of-lot utility layout/schematics, as prepared by the Developer's engineer, shall be submitted to plan review (Section 3-4 B.2 - Subdivision Ordinance).
8. Remove "Interim" from Planning Director's certificate block.
9. Identify all easements.
10. All improvements as per the Subdivision Ordinance.

Fire:

1. Fire hydrants required every 500ft for residential development.

Traffic Safety:

1. Streets shall be laid out so as to intersect at right angle (As per Subdivision Ordinance Handbook, Section 3-2 H).
2. The phase alignment does not match with the master plan. Revise plat or master plan. (As per Subdivision Ordinance Handbook, Chapter II).

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.

F. Preliminary consideration of the plat of Phoenix Village Subdivision, Phase XIII (13). The intent is residential.

PL-086-2026

District III – Councilmember Melissa R. Cigarroa
Staff Recommendation: Staff approves the item subject to the following comments.

Planning:

1. Revise the phase number to Phase 15, as Phase 13 already exists within the Masterplan.
2. Provide lot dimensions and ensure compliance with the minimum dimensional requirements of the applicable zoning district.
3. Provide a plat note stating the following: "No more than one single-family detached dwelling shall be located on an individual lot." (Section 24.80.4 (I) - Land Development Code, Model Rules).
4. Provide a plat note stating the following: "The setback shall be determined based on the current zoning in accordance with Section 24.77.1 of the Laredo Land Development Code."
5. Provide Lot Summary Table.
6. Label the lot and block for the property located at the northwest corner of Sabila Road and Flor De Lune Street, which is currently labeled as "No Build Zone."
7. The developer has submitted a notice of intention to place utilities in the front of the lot. The front- of-lot utility layout/schematics, as prepared by the Developer's engineer, shall be submitted to plan review (Section 3-4 B.2 - Subdivision Ordinance).
8. Remove "Interim" from the Planning Director's certificate block.
9. Identify all easements.
10. All improvements as per the Subdivision Ordinance.

Fire:

1. Fire hydrants required every 500ft for residential development.
2. Dead-end roads in excess of 150 feet require a turn-around or temporary turnaround (96-foot cul- de-sac, 120-foot hammerhead, 60 foot "Y")

Traffic Safety:

1. Check sight distance (as per Subdivision Ordinance Handbook Section 3-2).
2. 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.
3. "L-shaped" type intersection shall have an interior angle not less than 72 degrees and not greater than 120 degrees (As per Subdivision Ordinance Handbook, Chapter III).

4. Ensure that proposed curves can handle a speed of 30 mph (as per Subdivision Ordinance Handbook, Section 3-2) AASHTO (Street curves should be design with as large radius curve as practical, with a minimum radius of 100 feet).
5. Streets shall be laid out so as to intersect at right angle (As per Subdivision Ordinance Handbook, Section 3-2 H).
6. Master plan approved on 2024 shows this phase with no 16. Revise plat name. (As per Subdivision Ordinance Handbook, Chapter II). Also phase 14 was approved at OSS on march 2025.

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.

G. Preliminary consideration of the plat of Phoenix Village Subdivision, Phase XIV (14). The intent is residential.

PL-084-2026

District III – Councilmember Melissa R. Cigarroa

Staff Recommendation: Staff approves the item subject to the following comments.

Planning:

1. Revise the phase number to Phase 16, as Phase 14 already exists within the masterplan.
2. Provide lot dimensions and ensure compliance with the minimum dimensional requirements of the applicable zoning district.
3. Provide a plat note stating the following: "No more than one single-family detached dwelling shall be located on an individual lot." (Section 24.80.4 (I) - Land Development Code, Module Rules).
4. Provide a plat note stating the following: "The setback shall be determined based on the current zoning in accordance with Section 24.77.1 of the Laredo Land Development Code."
5. Provide Lot Summary Table.
6. Provide Base Flood Elevations (BFEs) as per Section 24.69.7 C (3) - Land Development Code.
7. The developer has submitted a notice of intention to place utilities in the front of the lot. The front- of-lot utility layout/schematics, as prepared by the Developer's engineer, shall be submitted to plan review (Section 3-4 B.2 - Subdivision Ordinance).
8. Remove "Interim" from the Planning Director's certificate block.
9. Identify all easements.

10. All improvements as per the Subdivision Ordinance.

Fire:

1. Fire hydrants required every 500ft for residential development.
2. Dead-end roads in excess of 150 feet require a turn-around or temporary turnaround (96-foot cul- de-sac, 120-foot hammerhead, 60 foot "Y")

Traffic Safety:

1. Check sight distance (as per Subdivision Ordinance Handbook Section 3-2).
2. 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.
3. "L-shaped" type intersection shall have an interior angle not less than 72 degrees and not greater than 120 degrees (As per Subdivision Ordinance Handbook, Chapter III).
4. Ensure that proposed curves can handle a speed of 30 mph (as per Subdivision Ordinance Handbook, Section 3-2) AASHTO (Street curves should be design with as large radius curve as practical, with a minimum radius of 100 feet).
5. Streets shall be laid out so as to intersect at right angle (As per Subdivision Ordinance Handbook, Section 3-2 H).
6. Master plan approved on 2024 shows this phase with no 16. Revise plat name. (As per
7. Subdivision Ordinance Handbook, Chapter II). Also phase 14 was approved at OSS on March 2025.
8. Engineering: No comments submitted. Environmental: No comments submitted. Water & Utilities: No comments submitted. WEBB County App: No comments submitted. AEP Engineers: No comments submitted.
9. U.I.S.D.: No comments submitted. L.I.S.D.: No comments submitted. AT&T: No comments submitted.

10. RECONSIDERATION OF THE FOLLOWING FINAL PLATS AND REPLATS:

A. Final reconsideration of the plat of Villas at Sunset Subdivision, Phase 1. The purpose of this reconsideration is to modify the boundary and reconfigure the lot layout. intent is residential.

PL-089-2026

District VII – Councilmember Vanessa Perez

MOTION: Commissioner Garcia made a motion to **approve** Items 9A thru 10A.

Second:	Vice Chair Barron
In Favor:	6
Opposed:	0
Abstained:	0

Motion Carried Unanimously

Vanessa Guerra, Planning Director, informed the Commission that there are updates regarding the ReCode.

Rafael Vidaurri, Planner, advised the Commission that by visiting the City of Laredo Planning and Zoning Department website, the public can access recordings of the two (2) town hall meetings held on March 31st and April 14th, as well as the presentation materials, the most current draft of the ReCode, and a link to submit comments.

Ms. Guerra further informed the Commission that a draft of the ReCode will be presented at a future Planning and Zoning Commission meeting, once proper notification has been established, at which time the Commission will be asked to provide a recommendation to the City Council.

11. ADJOURNMENT:

MOTION: Commissioner Garcia made a motion to **adjourn** the meeting at 8:04 p.m.

Second:	Commissioner M. Martinez
In Favor:	6
Opposed:	0
Abstained:	0

Motion Carried Unanimously

Vanessa Guerra, AICP, MPA
Planning Director

Daniella Sada Paz, Chair
Planning & Zoning Commission

City of Laredo

Planning & Zoning Commission

Meeting Date: 5/14/2026 **Public Hearing and Recommendation of an Ordinance 5B**

CITY OF LAREDO
PLANNING AND ZONING COMMISSION

MEETING MINUTES OF MAY 7, 2026

The City of Laredo Planning and Zoning Commission convened in regular session open to the public at 6:00 p.m. on Thursday, May 7, 2026, in the City Council Chambers at City Hall, 1110 Houston Street, considered the following:

COMMISSIONERS PRESENT:
Daniela Sada Paz, Chair
Michael Barron, Vice Chair
Rolando Cazares
Adolfo Martinez

COMMISSIONERS ABSENT:
Cindy E. Cantu
Mercurio Martinez, III
John D. Beckelhymer
Hector "Tito" Garcia
Regina Portillo

STAFF PRESENT:
Vanessa Guerra, Planning Director
Rafael Vidaurri, Planner
Luis Vazquez, Planner
Ruben Dominguez, Fire Department

OTHERS PRESENT:
Rick Villarreal
Wayne Nance
Edwin Garcia
Andres Rubio
Edward L. Ochoa
Hector Marcano

NO QUORUM

1. CALL TO ORDER

Chair Sada Paz called the Planning and Zoning Commission meeting to order at 6:08 p.m.

2. ROLL CALL

Vanessa Guerra, Planning Director, called roll and confirmed no quorum was present.

3. PLEDGE OF ALLEGIANCE

4. TEXAS PLEDGE

Chair, Daniela Sada Paz requested recess to wait and see if quorum could be established.

At 6:36 P.M. Daniela Sada Paz, Chair called the meeting back to order and confirmed no quorum could be established.

As a result, the commissioners present and staff concurred a special meeting would be called for Thursday, May 14th, 2026, in the Council Chambers at 6:00 P.M.

Vanessa Guerra, AICP, MPA Planning Director	Daniella Sada Paz, Chair Planning & Zoning Commission

NO QUORUM

City of Laredo

Planning & Zoning Commission

Meeting Date: 5/14/2026 **Public Hearing and Recommendation of an Ordinance 7A**

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 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.

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 daycares. The item was presented to P&Z initially on January 22, 2026. Following that presentation, a subcommittee was established to further evaluate the matter, and this version reflects the outcome of those subcommittee discussions.

COMMITTEE RECOMMENDATION
N/A

STAFF RECOMMENDATION
Staff of the City Attorney’s Office recommends approval of this item.

ORDINANCE NO. 2026-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 any pipe, vent, conduit, hose, or similar system component associated with a gasoline station facility that is used to vent, transfer, capture, or control gasoline vapors, including vapor recovery lines, tank vent lines, and vapor balance lines.*

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 SPECIAL USE PERMIT REQUIRED FOR REDUCED EMISSION LINE DISTANCE REQUIREMENTS SET OUT IN 24.65.0(D)

Approval of a Special Use Permit authorizing a gas station facility to locate emission lines at a distance less than that required under Section 24.65.0(D) shall require affirmative findings by the Planning and Zoning Commission that the following criteria are satisfied:

1. *The proposed operation will not create a material adverse impact on adjacent properties, including but not limited to impacts related to odor, fumes, lighting, or other conditions affecting the use and enjoyment of such 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.

_____

DR. VICTOR D. TREVINO
MAYOR

ATTESTED:

_____

MARIO MALDONADO, JR
CITY SECRETARY

APPROVED AS TO FORM:

_____

DOANH "ZONE" T. NGUYEN
CITY ATTOREY

City of Laredo

Planning & Zoning Commission

Meeting Date: 5/14/2026 **Preliminary Plats and Replats 8A**

SUBJECT
Preliminary consideration of the replat of Lot 12, Block 2, The New Trade Center, Phase 4 into Lot 12A and Lot 12B, Block 2, The New Trade Center, Phase 4. The purpose of this replat is to subdivide Lot 12 into two (2) lots. The property is an existing industrial site.

PL-104-2026
District VII - Cm. Vanessa Perez

BACKGROUND
APPLICANT: Interamerica Industrial Realestate, LLC
ENGINEER: KCI Technologies, Inc.

PROPERTY INFORMATION:
Location: South of Trade Center Boulevard and west of Atlanta Drive (4113 Free Trade Street)
Size: Approximately 22.20 acres
Proposed Development: Replat of Lot 12 into two (2) lots (12A and 12B)
Current Zoning: M-1 (Light Manufacturing District) - existing industrial site
Council District: District VII - Cm. Vanessa Perez

STAFF RECOMMENDATION
APPROVE SUBJECT TO THE FOLLOWING COMMENTS:
Planning:
1. Identify all easements.

2. All improvements as per the Subdivision Ordinance.

Traffic Safety: No comments submitted.
Fire: 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

NOTES

1. THE PURPOSE OF THIS REPLAT IS TO RECONFIGURE ONE (1) PLATTED LOT INTO TWO (2) LOTS.

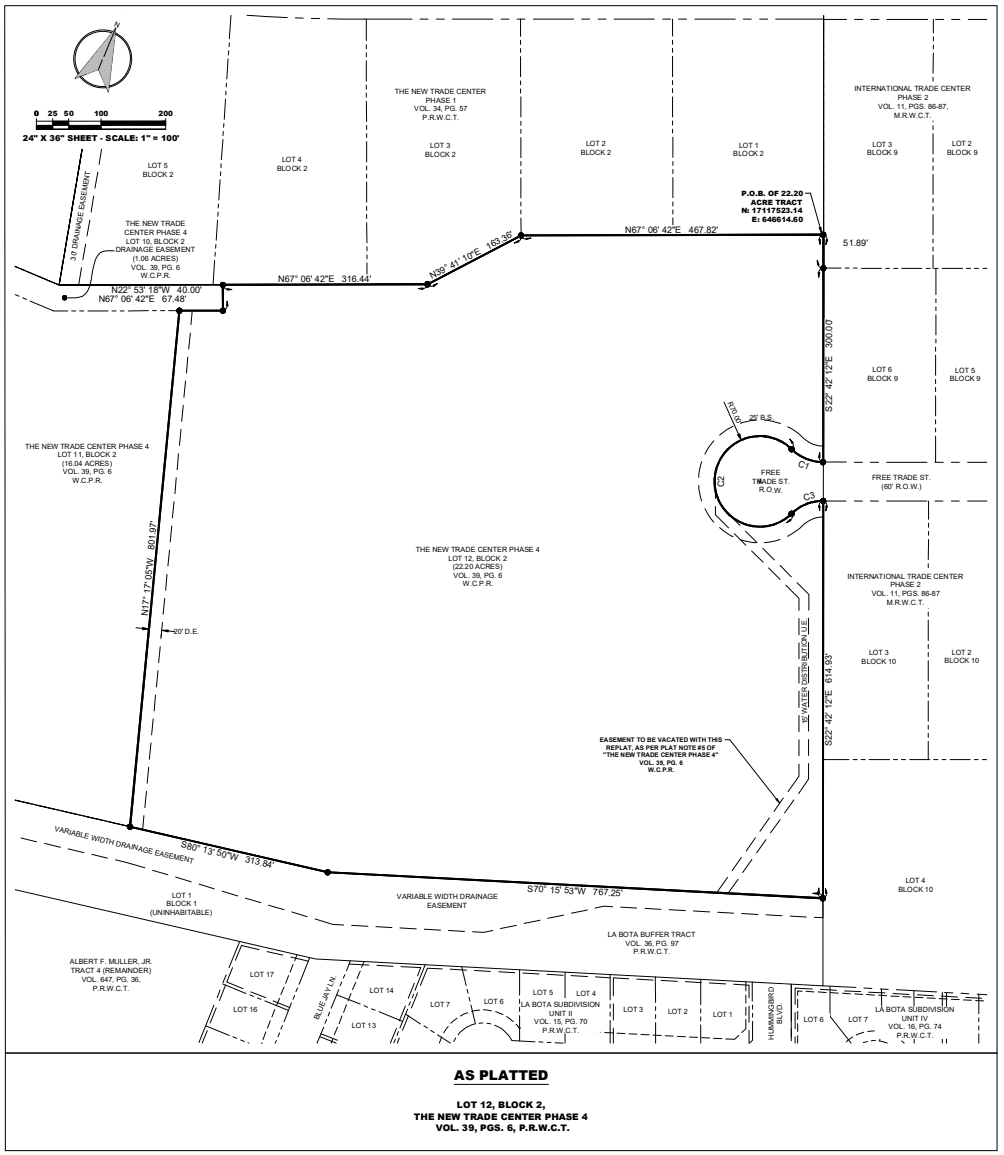
2. THIS REPLAT DOES NOT ATTEMPT TO ALTER, AMEND, OR REMOVE ANY COVENANTS OR RESTRICTIONS. NO PORTION OF THE PRECEDING PLAT WAS LIMITED BY DEED RESTRICTION TO RESIDENTIAL USE FOR NOT MORE THAN TWO (2) RESIDENTIAL UNITS PER LOT.

3. ALL SETBACK LINES INDICATED ON THE PLAT SHALL BE FOR REFERENCE ONLY. THE OFFICIAL SETBACK LINE SHALL BE DETERMINED BASED ON THE CURRENT ZONING DISTRICT IN ACCORDANCE TO SECTION 24.77.1 OF THE LAREDO LAND DEVELOPMENT CODE.

4. ALL CURB CUTS SHALL COMPLY WITH THE TRANSPORTATION ELEMENT OF THE CITY OF LAREDO COMPREHENSIVE PLAN.

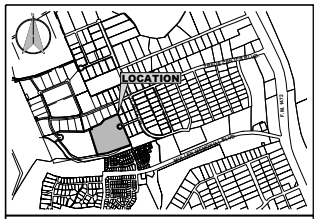
5. EXISTING NON-CONFORMING STRUCTURES ENCROACHING WITHIN SETBACKS, MAY NOT ENCROACH FURTHER IN THE SETBACKS. SHOULD THE EXISTING STRUCTURE(S) BE DEMOLISHED, NEW CONSTRUCTION SHALL COMPLY WITH THE CURRENT CITY OF LAREDO LAND DEVELOPMENT CODE ORDINANCES.

6. THE OWNERS OF LOT 12A, BLOCK 2 AND LOT 12B, BLOCK 2 (THE 'PARTIES') HEREBY AGREE THAT ALL COSTS FOR THE OPERATION, MAINTENANCE, AND REPAIR OF THE SHARED, EXTERNAL FIRE PROTECTION SYSTEM SHALL BE SHARED EQUALLY. EACH PARTY GRANTS TO THE OTHER A PERPETUAL, NON-EXCLUSIVE EASEMENT FOR MUTUAL ACCESS ACROSS THEIR RESPECTIVE PROPERTIES FOR THE SOLE PURPOSES OF INSPECTING, MAINTAINING, AND REPAIRING SAID UTILITIES. NEITHER PARTY SHALL PLACE ANY IMPROVEMENTS OR OBSTRUCTIONS THAT INTERFERE WITH THESE RIGHTS OF ACCESS OR THE INTEGRITY OF THE SHARED, EXTERNAL FIRE PROTECTION SYSTEM. THIS AGREEMENT IS A COVENANT RUNNING WITH THE LAND AND SHALL BE BINDING UPON THE PARTIES, THEIR HEIRS, SUCCESSORS, AND ASSIGNS.



AS PLATTED

LOT 12, BLOCK 2,
THE NEW TRADE CENTER PHASE 4
VOL. 39, PGS. 6, P.R.W.C.T.



VICINITY MAP
SCALE: 1" = 2000'

LEGEND

- EXISTING PLAT BOUNDARY LINE
- EXISTING RIGHT-OF-WAY
- EXISTING BUILDING SETBACK
- EXISTING EASEMENT LINE
- EXISTING RIGHT-OF-WAY
- EXISTING LOT LINE
- FOUND 1/2" IRON ROD
- P.O.B. POINT OF BEGINNING
- P.O.C. POINT OF COMMENCING

ABBREVIATIONS:
R.O.W. = RIGHT-OF-WAY
B.S. = BUILDING SETBACK
U.E. = UTILITY EASEMENT
D.E. = DRAINAGE EASEMENT

CURVE TABLE

#	LENGTH	RADIUS	CH. LENGTH	CH. BEARING
C1	54.25'	70.00'	52.90'	S89° 32' 34"W
C2	328.44'	70.00'	100.00'	N22° 40' 18"W
C3	54.28'	70.00'	52.93'	S45° 07' 38"W

ENGINEER/SURVEYOR:
KCI TECHNOLOGIES, INC
7109 N. BARTLETT AVE. SUITE 201
LAREDO, TEXAS 78041
(956) 729-7844

OWNER:
INTERAMERICA INDUSTRIAL REAL ESTATE, LLC
4113 FREE TRADE STREET
LAREDO, TX 78045

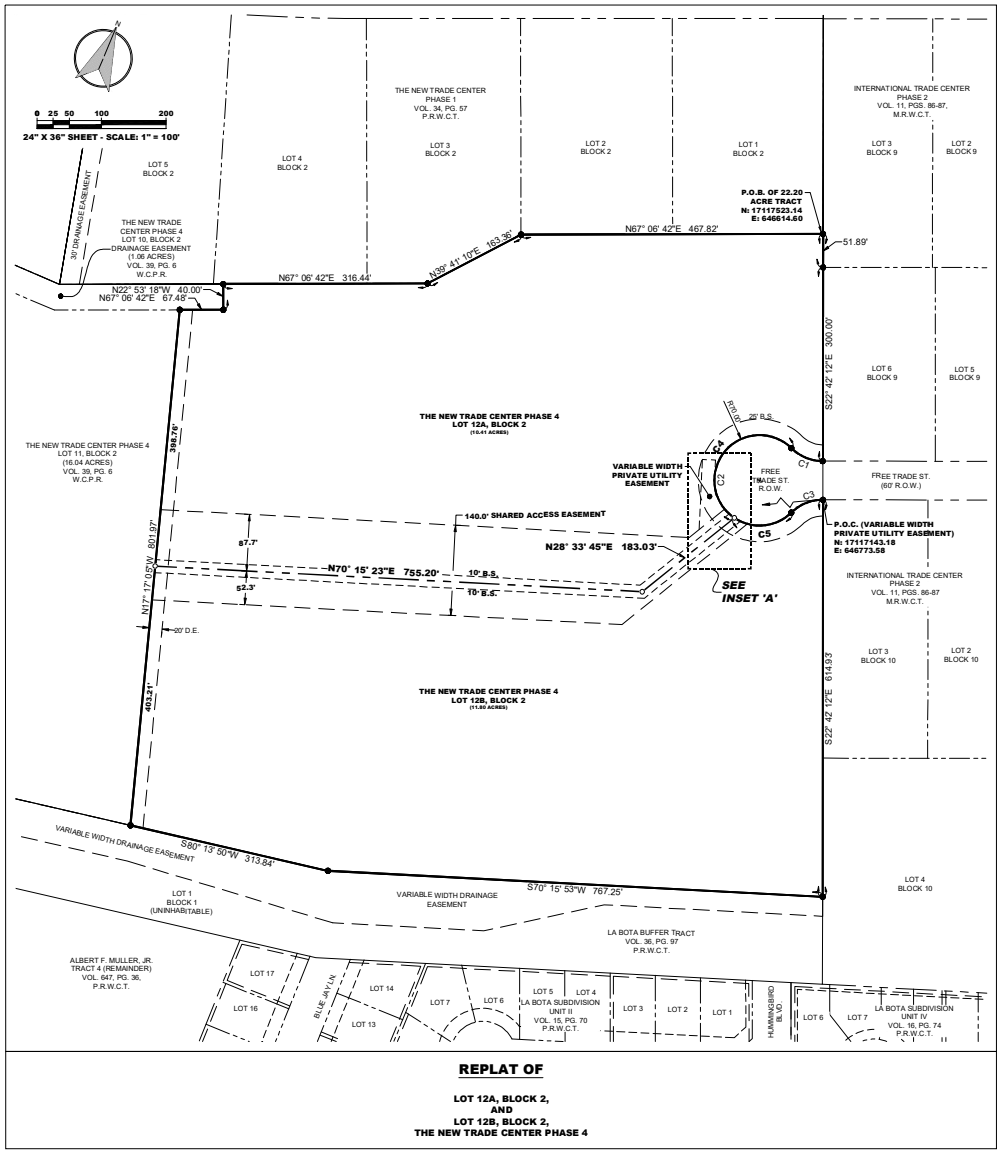
PROJECT
PLOT DATE/TIME
STATUS
DRAWN BY J.J.C.
CHECKED BY E.L.O.
NO. | DATE | REVISION DESCRIPTION
FILE
XREF 1
XREF 2

ENGINEERS
PLANNERS
SURVEYORS
CONSTRUCTION MANAGERS
KCI TECHNOLOGIES
7109 N. Bartlett Avenue, Suite 201
Laredo, Texas 78041
Phone: (956)729-7844
TBPE Registration No. F-10573
TBLS Firm No. 10194465

REPLAT OF
LOT 12, BLOCK 2 THE NEW TRADE CENTER PHASE 4 VOL. 39, PGS. 6, P.R.W.C.T.
INTO
LOT 12A, BLOCK 2, AND LOT 12B, BLOCK 2, THE NEW TRADE CENTER PHASE 4

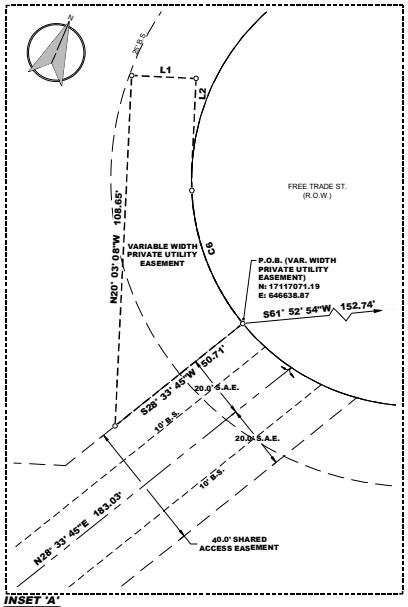
1
SHEET
1 OF 3

S:\data\Proj_2026_KCI\00050796_.001 Plat-Lot_12_Blk_2_New_Trade_Center_Ph4-Zamudio\cadd\Plat\NTC PH4 Plat.dwg

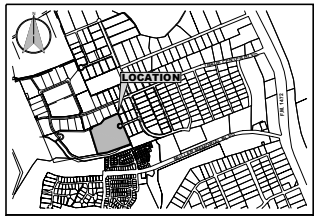


REPLAT OF

LOT 12A, BLOCK 2,
AND
LOT 12B, BLOCK 2,
THE NEW TRADE CENTER PHASE 4



INSET 'A'
SCALE: 1" = 20'



VICINITY MAP
SCALE: 1" = 2000'

LEGEND

	PLAT BOUNDARY LINE
	LOT LINE
	BUILDING SETBACK LINE
	EASEMENT LINE
	EXISTING RIGHT-OF-WAY LINE
	VARIABLE WIDTH UTILITY EASEMENT LINE
	EXISTING BUILDING SETBACK LINE
	EXISTING EASEMENT LINE
	EXISTING LOT LINE
○	SET 1/2" IRON ROD
●	FOUND 1/2" IRON ROD
P.O.B.	POINT OF BEGINNING
P.O.C.	POINT OF COMMENCING

ABBREVIATIONS:
R.O.W. = RIGHT-OF-WAY
B.S. = BUILDING SETBACK
S.A.E. = SHARED ACCESS EASEMENT
U.E. = UTILITY EASEMENT
D.E. = DRAINAGE EASEMENT

CURVE TABLE

#	LENGTH	RADIUS	CH. LENGTH	CH. BEARING
C1	54.25'	70.00'	52.90'	S89° 32' 34"W
C2	328.44'	70.00'	100.00'	N22° 40' 18"W
C3	54.28'	70.00'	52.93'	S45° 07' 38"W

LINE TABLE

LINE #	LENGTH	BEARING
L1	20.00'	N69° 56' 52"E
L2	28.21'	S20° 03' 08"E

CURVE TABLE

#	LENGTH	RADIUS	CH. LENGTH	CH. BEARING
C4	232.75'	70.00'	139.41'	S16° 29' 15"W
C5	95.68'	70.00'	88.41'	S62° 04' 20"W
C6	51.41'	70.00'	50.27'	S41° 05' 37"E

ENGINEER/SURVEYOR:
KCI TECHNOLOGIES, INC
7109 N. BARTLETT AVE. SUITE 201
LAREDO, TEXAS 78041
(956) 729-7844

OWNER:
INTERAMERICA INDUSTRIAL REAL ESTATE, LLC
4113 FREE TRADE STREET
LAREDO, TX 78045

PROJECT
PLOT DATE/TIME
STATUS
DRAWN BY: J.J.C.
CHECKED BY: E.L.O.
NO. | DATE | REVISION DESCRIPTION
P.I.C.
ARBF 1
ARBF 2

ENGINEERS
PLANNERS
SURVEYORS
CONSTRUCTION MANAGERS
7109 N. Bartlett Avenue, Suite 201
Laredo, Texas 78041
Phone: (956) 729-7844
TBPE Registration No. F-10573
TBLS Firm No. 10194365
KCI TECHNOLOGIES

REPLAT OF
LOT 12, BLOCK 2 THE NEW TRADE CENTER PHASE 4
VOL. 39, PGS. 6, P.R.W.C.T.
INTO
LOT 12A, BLOCK 2, AND LOT 12B, BLOCK 2,
THE NEW TRADE CENTER PHASE 4

2
SHEET
2 OF 3

S:\data\Proj_2026_KCI\00050796_001 Plat-Lot_12_Blk_2_New_Trade_Center_Ph4-Zamudio\cad\Plat\NTCPH4-Plat.dwg

NOTES

1. THE PURPOSE OF THIS REPLAT IS TO RECONFIGURE ONE (1) PLATTED LOT INTO TWO (2) LOTS.
2. THIS REPLAT DOES NOT ATTEMPT TO ALTER, AMEND, OR REMOVE ANY COVENANTS OR RESTRICTIONS. NO PORTION OF THE PRECEDING PLAT WAS LIMITED BY DEED RESTRICTION TO RESIDENTIAL USE FOR NOT MORE THAN TWO (2) RESIDENTIAL UNITS PER LOT.
3. ALL SETBACK LINES INDICATED ON THE PLAT SHALL BE FOR REFERENCE ONLY. THE OFFICIAL SETBACK LINE SHALL BE DETERMINED BASED ON THE CURRENT ZONING DISTRICT IN ACCORDANCE TO SECTION 24.77.1 OF THE LAREDO LAND DEVELOPMENT CODE.
4. ALL CURB CUTS SHALL COMPLY WITH THE TRANSPORTATION ELEMENT OF THE CITY OF LAREDO COMPREHENSIVE PLAN.
5. EXISTING NON-CONFORMING STRUCTURES ENCROACHING WITHIN SETBACKS, MAY NOT ENCROACH FURTHER IN THE SETBACKS. SHOULD THE EXISTING STRUCTURE(S) BE DEMOLISHED, NEW CONSTRUCTION SHALL COMPLY WITH THE CURRENT CITY OF LAREDO LAND DEVELOPMENT CODE ORDINANCES.
6. THE OWNERS OF LOT 12A, BLOCK 2 AND LOT 12B, BLOCK 2 (THE 'PARTIES') HEREBY AGREE THAT ALL COSTS FOR THE OPERATION, MAINTENANCE, AND REPAIR OF THE SHARED, EXTERNAL FIRE PROTECTION SYSTEM SHALL BE SHARED EQUALLY. EACH PARTY GRANTS TO THE OTHER A PERPETUAL, NON-EXCLUSIVE EASEMENT FOR MUTUAL ACCESS ACROSS THEIR RESPECTIVE PROPERTIES FOR THE SOLE PURPOSES OF INSPECTING, MAINTAINING, AND REPAIRING SAID UTILITIES. NEITHER PARTY SHALL PLACE ANY IMPROVEMENTS OR OBSTRUCTIONS THAT INTERFERE WITH THESE RIGHTS OF ACCESS OR THE INTEGRITY OF THE SHARED, EXTERNAL FIRE PROTECTION SYSTEM. THIS AGREEMENT IS A COVENANT RUNNING WITH THE LAND AND SHALL BE BINDING UPON THE PARTIES, THEIR HEIRS, SUCCESSORS, AND ASSIGNS.

LEGAL DESCRIPTION OF
THE NEW TRADE CENTER PHASE 4
LOT 12, BLOCK 2
22.20 ACRE TRACT

A TRACT OF LAND CONTAINING 22.20 ACRES, MORE OR LESS, SITUATED IN DOLORES GARCIA PORCION 16, ABSTRACT 46, WEBB COUNTY, TEXAS, BEING OUT OF A TRACT OF LAND CALLED TO CONTAIN 152.9615 ACRES, AS DESCRIBED IN WARRANTY DEED DATED OCTOBER 17, 1991 TO ROBERT MULLER, LTD., RECORDED IN VOLUME 1516, PAGES 440-443, REAL PROPERTY RECORDS OF WEBB COUNTY, TEXAS; THIS 41.68 ACRE TRACT BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A FOUND 1/2" IRON ROD FOR THE SOUTHEASTERN CORNER OF LOT 1, BLOCK 2 OF THE NEW TRADE CENTER, PHASE 1, RECORDED IN VOLUME 34, PAGE 57, PLAT RECORDS OF WEBB COUNTY, TEXAS, BEING A POINT ON THE WESTERN BOUNDARY LINE OF LOT 3, BLOCK 9 OF INTERNATIONAL TRADE CENTER PHASE 2, RECORDED IN VOLUME 11, PAGES 86-87, MAP RECORDS OF WEBB COUNTY, TEXAS, AND BEING THE NORTHEASTERN CORNER OF THIS TRACT HEREOF;

THENCE, ***SOUTH 22° 42' 12" EAST,*** ALONG THE WESTERN BOUNDARY LINE OF SAID LOT 3, BLOCK 9, AT A DISTANCE OF 51.89 FEET TO A ***FOUND 1/2" IRON ROD*** FOR THE SOUTHWESTERN CORNER OF SAID LOT 3, BLOCK 9, AND NORTHWESTERN CORNER OF LOT 6, BLOCK 9, OF SAID INTERNATIONAL TRADE CENTER, PHASE 2, AND CONTINUING FOR A TOTAL DISTANCE OF **300 FEET** TO A FOUND 1/2" IRON ROD FOUND AT SOUTHWESTERN CORNER OF LOT 6, BLOCK 9, OF SAID INTERNATIONAL TRADE CENTER, PHASE 2, AND BEING THE SOUTHEASTERN CORNER AND POINT OF DEFLECTION TO THE RIGHT HEREOF;

THENCE, ALONG A CURVE TO THE RIGHT HAVING A ***RADIUS*** OF ***70.00 FEET***, AN ***ARCH LENGTH*** OF ***54.25 FEET,*** A ***CHORD BEARING*** OF ***SOUTH 89° 32' 34" WEST,*** AND A ***CHORD DISTANCE*** OF ***52.90 FEET,*** TO A ***FOUND 1/2" IRON ROD***, TO A POINT OF TANGENCY HEREOF;

THENCE, ALONG A CURVE TO THE RIGHT HAVING A ***RADIUS*** OF ***70.00 FEET***, AN ***ARCH LENGTH*** OF ***328.44 FEET***, A ***CHORD BEARING*** OF ***NORTH 22° 40' 18" WEST***, AND A **CHORD DISTANCE** OF **100.00 FEET**, TO A ***FOUND 1/2" IRON ROD***, FOR A POINT OF TANGENCY HEREOF;

THENCE, ALONG A CURVE TO THE RIGHT HAVING A ***RADIUS*** OF ***70.00 FEET***, AN ***ARCH LENGTH*** OF ***54.28 FEET***, A ***CHORD BEARING*** OF ***SOUTH 45° 07' 38" WEST,*** AND A ***CHORD DISTANCE*** OF ***52.93 FEET***, TO A ***FOUND 1/2" IRON ROD***, FOR A POINT OF DEFLECTION TO THE RIGHT HEREOF;

THENCE, ***SOUTH 22° 42' 12" EAST,*** ALONG THE EASTERN BOUNDARY LINE TO A POINT FOR THE NORTHWESTERN CORNER OF LOT 3, BLOCK 10 OF INTERNATIONAL TRADE CENTER PHASE 2, RECORDED IN VOLUME 11, PAGES 86-87, MAP RECORDS OF WEBB COUNTY, TEXAS, AND CONTINUING FOR A DISTANCE OF ***614.93 FEET,*** TO A ***FOUND 1/2" IRON ROD***, FOR THE NORTHEAST CORNER OF LOT 1, BLOCK 1, LA BOTA BUFFER TRACT, RECORDED IN VOLUME 36, PAGE 97, PLAT RECORDS OF WEBB COUNTY, TEXAS, BEING THE SOUTHEASTERN CORNER AND A POINT OF DEFLECTION TO THE RIGHT HEREOF

THENCE, ALONG THE NORTHERN BOUNDARY LINE OF SAID LOT 1, BLOCK 1 OF SAID LA BOTA BUFFER TRACT WITH THE FOLLOWING BEARING AND DISTANCES:
SOUTH 70° 15' 53" WEST, – 767.25 FEET TO A ***FOUND 1/2" IRON ROD*** FOR A POINT OF DEFLECTION TO THE RIGHT HEREOF;
SOUTH 80° 13' 50" WEST, – 313.84 FEET TO A ***FOUND 1/2" IRON ROD*** FOUND AT A SOUTHEASTERN CORNER OF LOT 11, BLOCK 2 OF THE NEW TRADE CENTER PHASE 4, RECORDED IN VOLUME 39, PAGE 6, MAP RECORDS OF WEBB COUNTY, TEXAS, AND BEING THE SOUTHWESTERN CORNER AND POINT OF DEFLECTION TO THE RIGHT HEREOF;

THENCE, ***NORTH 17° 17' 05" WEST,*** ALONG THE EASTERN BOUNDARY LINE OF LOT 11, BLOCK 2 OF THE NEW TRADE CENTER PHASE 4, RECORDED IN VOLUME 39, PAGE 6, MAP RECORDS OF WEBB COUNTY, TEXAS, FOR A DISTANCE OF ***801.97 FEET***, AND BEING THE NORTHWESTERN CORNER AND POINT OF DEFLECTION TO THE RIGHT HEREOF;

THENCE, ***NORTH 67° 06' 42" EAST,*** ALONG SOUTHEASTERN CORNER OF LOT 10, BLOCK 2 OF THE NEW TRADE CENTER PHASE 4 DRAINAGE EASEMENT, FOR A DISTANCE OF ***67.48 FEET*** TO A ***FOUND 1/2" IRON ROD*** FOR A DEFLECTION POINT TO THE LEFT HEREOF;

THENCE, ***NORTH 22° 53' 18" WEST,*** ALONG SAID SOUTHEASTERN CORNER OF LOT 10, BLOCK 2 OF THE NEW TRADE CENTER PHASE 4 DRAINAGE EASEMENT, FOR A DISTANCE OF ***40.00 FEET*** TO A ***FOUND 1/2" IRON ROD*** AT THE SOUTHWESTERN CORNER OF LOT 4, BLOCK 2, OF THE NEW TRADE CENTER PHASE 1, RECORDED IN VOLUME 34, PAGE 57, MAP RECORDS OF WEBB COUNTY, TEXAS, AND BEING THE NORTHWESTERN CORNER AND POINT OF DEFLECTION TO THE RIGHT HEREOF;

THENCE, ***NORTH 67° 06' 42" EAST,*** ALONG SAID SOUTHWESTERN CORNER OF LOT 4, BLOCK 2, OF THE NEW TRADE CENTER PHASE 1, FOR A DISTANCE OF ***316.44 FEET*** TO A ***FOUND 1/2" IRON*** ROD FOR THE POINT OF DEFLECTION TO THE RIGHT HEREOF;

THENCE, ***NORTH 39° 41' 10" EAST,*** ALONG THE SOUTHERN BOUNDARY LINE OF LOT 3, BLOCK 2 OF SAID THE NEW TRADE CENTER PHASE 1, FOR A DISTANCE OF ***163.36 FEET*** TO ***FOUND 1/2" IRON ROD*** FOR THE SOUTHEASTERN CORNER OF LOT 3, BLOCK 2 AND SOUTHWESTERN CORNER OF LOT 2, BLOCK 2 OF SAID THE NEW TRADE CENTER, PHASE 1, BEING A POINT OF DEFLECTION TO THE RIGHT HEREOF;

THENCE, ***NORTH 67° 06' 42" EAST,*** ALONG THE SOUTHERN BOUNDARY LINE OF SAID LOT 2, BLOCK 2 FOR A DISTANCE OF ***467.82 FEET*** TO THE ***POINT OF BEGINNING,*** AND CONTAINING 41.68 ACRES, MORE OR LESS

BASIS OF BEARING: BASED ON NAD83 TEXAS PLANES, SOUTH ZONE 4205, U.S. FOOT, AND BEING A FOUND 1/2" IRON ROD FOR THE SOUTHEAST CORNER OF LOT 1, BLOCK 2, OF THE NEW TRADE CENTER, PHASE 1, RECORDED IN VOLUME 34, PAGE 57, PLAT RECORDS OF WEBB COUNTY, TEXAS; AND A FOUND 1/2" IRON ROD FOR THE NORTHEAST CORNER OF LOT 1, BLOCK 1, OF LA BOTA BUFFER TRACT RECORDED IN VOLUME 36, PAGE 97, PLAT RECORDS OF WEBB COUNTY, TEXAS.

CALLED: **SOUTH 24° 42' 12" EAST – 1026.82 FEET**
MEASURED: **SOUTH 22° 42' 12" EAST – 1026.82 FEET**

CERTIFICATE OF OWNER

STATE OF TEXAS
COUNTY OF WEBB

I, **LUIS R. ZAMUDIO**, THE UNDERSIGNED OWNER OF THE LAND SHOWN ON THIS REPLAT, AND DESIGNATED HEREIN AS REPLAT OF **LOT 12, BLOCK 2, INTO LOTS 12A AND 12B, BLOCK 2, THE NEW TRADE CENTER PHASE 4,** COUNTY OF WEBB, TEXAS, AND WHOSE NAME IS SUBSCRIBED HERETO, HEREBY DEDICATE TO THE USE OF THE PUBLIC FOREVER, ALL STREETS AND EASEMENTS THEREON SHOWN, FOR THE PURPOSE AND CONSIDERATION THEREIN EXPRESSED.

_____ _____
LUIS R. ZAMUDIO DATE
PRESIDENT

STATE OF TEXAS
COUNTY OF WEBB

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED _____, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FORGOING INSTRUMENT AND ACKNOWLEDGED TO ME THAT THE PERSON EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATION THEREIN 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, **EDWARD L. OCHOA**, A REGISTERED PROFESSIONAL ENGINEER IN THE STATE OF TEXAS, HEREBY CERTIFY THAT PROPER ENGINEERING CONSIDERATION HAS BEEN GIVEN THIS REPLAT TO THE MATTERS OF STREETS, LOTS, WATER, SEWER AND APPURTENANCES AND DRAINAGE LAYOUT; AND TO THE BEST OF MY KNOWLEDGE THIS REPLAT CONFORMS TO ALL REQUIREMENTS OF THE SUBDIVISION ORDINANCE, EXCEPT FOR THOSE VARIANCES THAT MAY HAVE BEEN GRANTED BY THE PLANNING COMMISSION OF THE CITY.

STATE OF TEXAS
EDWARD L. OCHOA
92596
LICENSED ENGINEER

_____ _____
EDWARD L. OCHOA, P.E. #92596 DATE

CERTIFICATE OF SURVEYOR

STATE OF TEXAS
COUNTY OF WEBB

I, **JEFFREY G. PUIG**, 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.

STATE OF TEXAS
JEFFREY G. PUIG
5961
REGISTERED
PROFESSIONAL
LAND SURVEYOR

_____ _____
JEFFREY G. PUIG, R.P.L.S. #5961 DATE

PLAT APPROVAL - CITY ENGINEER

I HAVE REVIEWED THIS REPLAT OF **LOT 12, BLOCK 2, INTO LOTS 12A AND 12B, BLOCK 2, THE NEW TRADE CENTER PHASE 4** PREPARED BY EDWARD L. OCHOA, P.E. No. 92596, AND DATED THE 22ND DAY OF APRIL, 2026 WITH THE LAST REVISION DATE ON ___ DAY OF ____, 2026 AND 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

THIS REPLAT OF **LOT 12, BLOCK 2, INTO LOTS 12A AND 12B, BLOCK 2, THE NEW TRADE CENTER PHASE 4**, 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 _____.

_____ _____
DANIELLA SADA PAZ DATE
CHAIR

CERTIFICATE OF COUNTY CLERK

STATE OF TEXAS
COUNTY OF WEBB

I, _____, CLERK OF THE COUNTY COURT IN AND FOR WEBB COUNTY, TEXAS, DO HEREBY CERTIFY THAT THE FOREGOING INSTRUMENT DATED THE _____ DAY OF _____, 2026, WITH THE CERTIFICATE OF AUTHENTICATION WAS FILED OF RECORD IN MY OFFICE ON THE _____ DAY OF _____, 2026 AT _____ O'CLOCK __.M. IN VOLUME ____, PAGE(S) _____ OF THE PLAT RECORDS OF SAID COUNTY.
WITNESS MY HAND AND SEAL THIS _____ DAY OF _____, 2026.

_____ _____
COUNTY CLERK DEPUTY
WEBB COUNTY, TEXAS

ATTESTMENT OF PLANNING COMMISSION APPROVAL

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

_____ _____
VANESSA GUERRA, AICP DATE
PLANNING DIRECTOR

ENGINEER/SURVEYOR:
KCI TECHNOLOGIES, INC
7109 N. BARTLETT AVE. SUITE 201
LAREDO, TEXAS 78041
(956) 729-7844

OWNER:
INTERAMERICA INDUSTRIAL REAL ESTATE, LLC
4113 FREE TRADE STREET
LAREDO, TX 78045

PROJECT
PLOT DATE/TIME
STATUS
DRAWN BY: J.J.C. CHECKED BY: E.L.O.

NO.	DATE	REVISION DESCRIPTION	FILE	XREF 1	XREF 2

ENGINEERS
PLANNERS
SURVEYORS
CONSTRUCTION MANAGERS
KCI TECHNOLOGIES
7109 N. Bartlett Avenue, Suite 201
Laredo, Texas 78041
Phone: (956)729-7844
TBPE Registration No. F-10573
TBLS Firm No. 10194465

REPLAT OF
LOT 12, BLOCK 2 THE NEW TRADE CENTER PHASE 4
VOL. 39, PGS. 6, P.R.W.C.T.
INTO
LOT 12A, BLOCK 2, AND LOT 12B, BLOCK 2,
THE NEW TRADE CENTER PHASE 4

3
SHEET
3 OF 3

S:\data\Proj_2026_KCI\0050796_001 Platt-Lot_12_Blk_2_New_Trade_Center_Ph-4-Zamudio\cad\Plat\NTCPH4-Plat.dwg

City of Laredo

Planning & Zoning Commission

Meeting Date: 5/14/2026 **Preliminary Plats and Replats 8B**

SUBJECT
Preliminary consideration of the plat of D&J Alexander Commercial Phase 15, Block 4, Lot 5A & 5B, Alexander Crossing Plaza. The intent is commercial.

PL-096-2026
District V - Cm. Ruben Gutierrez Jr.

BACKGROUND
APPLICANT: D&J Alexander Investments, LLC
ENGINEER: Top Site Civil Group

PROPERTY INFORMATION:
Location: East of N. Bartlett Avenue and south of University Boulevard
Size: Approximately 2.00 acres, more or less
Proposed Development: 2 lots
Current Zoning: B-3 (Community Business District)
Council District: District V - Cm. Ruben Gutierrez Jr

STAFF RECOMMENDATION
APPROVE SUBJECT TO THE FOLLOWING COMMENTS:
Planning:
1. Revise the vicinity map to accurately reflect the location of the subject tract.

2. A portion of the proposed subdivision is located within Subdistrict C (65 Ldn to 70 Ldn) of the Airport Noise Specific Use Zoning Overlay District. Provide the required avigation easement, contour line(s), and include the following plat note: “This property (or a part thereof) is located within an area subject to potentially excessive airport noise levels. All uses and construction shall conform to the noise mitigation standards included in Appendix N - Noise Attenuation Performance Standards for Structures Located within the Airport Noise Specific Use Zoning Overlay District of the City of Laredo, incorporated herein and made a part hereof for all purposes.” (Section 24.68.5, Land Development Code).

3. Coordinate with the Traffic Safety Division for driveway spacing.

4. Identify all easements.

5. All improvements as per the Subdivision Ordinance.

Traffic Safety:
1. Restrict access thru lot 5A to reduces the potential for collisions by reducing the number of conflict points and increasing the distance between conflict points. AASHTO A Policy on Geometric Design of Highways and Streets

2. Revise Master Plan (As per Subdivision Ordinance Handbook, Chapter II).

Fire: 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

1. SIDEWALKS, DRIVEWAYS, AND TREES WILL BE INSTALLED AT THE TIME OF ISSUANCE OF BUILDING PERMITS, IN ACCORDANCE WITH THE LAREDO LAND DEVELOPMENT CODE.

2. ALL CURB CUTS SHALL COMPLY WITH THE TRANSPORTATION ELEMENT OF THE CITY OF LAREDO COMPREHENSIVE PLAN.

3. THIS SUBJECT PROPERTY IS LOCATED WITHIN THE DESIGNATED 100-YEAR FLOODPLAIN PER FEMA FIRM MAP No. 48479C, PANEL No. 1205C, WITH EFFECTIVE DATE OF APRIL 02, 2008.

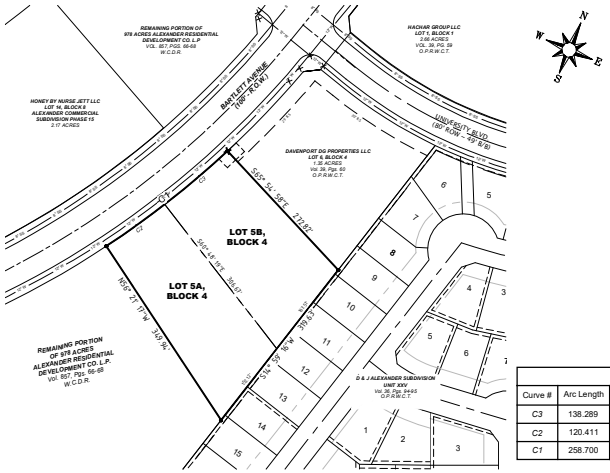
4. SETBACKS SHALL BE DETERMINED BASED ON THE CURRENT ZONING IN ACCORDANCE TO SECTION 24.77.1 OF THE LAREDO LAND DEVELOPMENT CODE.

5. ALL IMPROVEMENTS SHALL BE AS PER SUBDIVISION ORDINANCE.

6. P.O.B.: SET IRON ROD ALONG BARTLETT AVE. (N:1707706.2884, E: 673934.2313)

7. GRID COORDINATES: NAD83 (2011 ADJ.), TEXAS STATE PLANE, 4205 SOUTH ZONE, PROVIDED FOR GENERAL LOCATIVE PURPOSE AND DO NOT REPRESENT OFFICIAL (NGS) CONTROL.

8. ACCESS TO BARTLETT AVENUE.



Curve Table					
Curve #	Arc Length	Radius	Delta	Bearing	Length
C3	138.289	1549.590	5.1132	S26° 40' 51.37"W	138.243
C2	120.411	1549.590	4.4522	N31° 27' 49.05"E	120.381
C1	258.700	1549.590	9.5654	S28° 54' 25.28"W	258.400

LEGAL DESCRIPTION:
2.00 ACRE TRACT OF LAND

A TRACT OF LAND CONTAINING 2.00 ACRES, MORE OR LESS, OUT OF A 1,450 ACRE TRACT OF LAND CONVEYED TO DELFINA ALEXANDER OCHOA AND JOSEPHINA ALEXANDER GONZALEZ, AS INSTRUMENT RECORDED ON DECEMBER 17, 1971, IN VOL. 414, PAGES 502-506. DEED RECORDS WEBB COUNTY TEXAS,AS PER CORRECTION WARRANTY DEED RECORDED IN VOLUME 4284, PAGES 455-458, OFFICIAL PUBLIC RECORDS WEBB COUNTRY TEXAS. AND SITUATED IN PORCION 26, AGUSTIN SANCHEZ ORIGINAL GRANTEE, ABSTRACT 282, CITY OF LAREDO, WEBB COUNTY TEXAS, SAID 2.00 ACRE TRACT OF LAND, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS;

BEGINNING AT A SET ½" IRON ROD ALONG THE SOUTHERN RIGHT-OF-WAY LINE OF BARTLETT AVENUE (100' ROW), RECORDED IN VOLUME 35, PAGE 10, PLAT RECORDS WEBB COUNTRY TEXAS, AND THE WESTERN CORNER, HEREOF;

THENCE **S 65° 54' 58" E**, A DISTANCE OF **272.82 FEET** TO A POINT ALONG THE SOUTHERN BOUNDARY LINE OF LOT 6, BLOCK 4, RECORDED IN VOLUME 0039, PAGE 0060, PUBLIC RECORDS WEBB COUNTY, TEXAS, BEING THE EASTERN CORNER, HEREOF;

THENCE **S 14° 59' 16" W**, A DISTANCE OF **319.63 FEET** TO POINT OF DEFLECTION TO THE RIGHT, ALONG THE COMMON BOUNDARY LINE OF LOT 15, BLOCK 1, D & J ALEXANDER SUBDIVISION UNIT XXV, RECORDED IN VOL. 36, PAGES 94-95, HEREOF;

THENCE **N 56° 21' 17" W**, A DISTANCE OF **349.94 FEET,** TO A POINT OF DEFLECTION, ALONG A NON TANGIBLE CURVE ON THE SOUTHERN RIGHT-OF-WAY OF SAID BARTLETT AVENUE, HEREOF;

THENCE ALONG THE NON-TANGIBLE CURVE TO THE RIGHT, ON THE EASTERLY RIGHT-OF-WAY LINE OF SAID BARTLETT AVE. HAVING A RADIUS OF 1949.59', WITH A BEARING N 28° 54' 25.28" E, AN ARC LENGTH **258.70 FEET**, TO A SET IRON ROD, BEING ON THE SOUTHWESTERN CORNER OF LOT 6, BLOCK 4, D & J ALEXANDER SUBDIVISION PHASE 1S, ALEXANDER CROSSING PLAZA, AND THE NORTHWESTERN CORNER, BEING THE **POINT OF BEGINNING** AND CONTAINING 2.00 ACRES, MORE OR LESS.

NOTES:
1. BASIS OF BEARINGS: TEXAS COORDINATE SYSTEM OF 1983, 4205 SOUTH ZONE, NAD 83.
2. THIS DESCRIPTION WAS PREPARED FROM RECORD INFORMATION AND ACTUAL FIELD SURVEYS WERE CONDUCTED.

LOCATION MAP
LAREDO, TEXAS

SCALE 1" = 2000'

PLAT NOTES & RESTRICTIONS

1. SIDEWALKS, DRIVEWAYS, AND TREES WILL BE INSTALLED AT THE TIME OF ISSUANCE OF BUILDING PERMITS, IN ACCORDANCE WITH THE LAREDO LAND DEVELOPMENT CODE.
2. ALL CURB CUTS SHALL COMPLY WITH THE TRANSPORTATION ELEMENT OF THE CITY OF LAREDO COMPREHENSIVE PLAN.
3. THIS SUBJECT PROPERTY IS LOCATED WITHIN THE DESIGNATED 100-YEAR FLOODPLAIN PER FEMA FIRM MAP No. 48479C, PANEL No. 1205C, WITH EFFECTIVE DATE OF APRIL 02, 2008.
4. SETBACKS SHALL BE DETERMINED BASED ON THE CURRENT ZONING IN ACCORDANCE TO SECTION 24.77.1 OF THE LAREDO LAND DEVELOPMENT CODE.
5. ALL IMPROVEMENTS SHALL BE AS PER SUBDIVISION ORDINANCE.
6. P.O.B.: SET IRON ROD ALONG BARTLETT AVE. (N:1707706.2884, E: 673934.2313)
7. GRID COORDINATES: NAD83 (2011 ADJ.), TEXAS STATE PLANE, 4205 SOUTH ZONE, PROVIDED FOR GENERAL LOCATIVE PURPOSE AND DO NOT REPRESENT OFFICIAL (NGS) CONTROL.
8. ACCESS TO BARTLETT AVENUE.

CERTIFICATE OF OWNER: PLAT OF D & J ALEXANDER COMMERCIAL SUBDIVISION, PHASE 1 S, LOT 5A & 5B, BLOCK 4

STATE OF TEXAS §
WEBB COUNTY §

I, _____ THE UNDERSIGNED OWNER OF THE LAND SHOWN ON THIS PLAT, AND DESIGNATED HEREIN AS: PLAT OF D & J ALEXANDER COMMERCIAL SUBDIVISION, PHASE 1S, LOT 5A & 5B, BLOCK 4, IN COUNTY OF WEBB, TEXAS, AND WHOSE NAME IS SUBSCRIBED HERETO, HEREBY DEDICATE TO THE USE OF THE PUBLIC FOREVER DRAINS, EASEMENTS AND PUBLIC PLACES THEREON SHOWN FOR THE PURPOSE AND CONSIDERATION THEREIN EXPRESSED.

_____ ____/____/____
D & J ALEXANDER INVESTMENTS, LLC DATE

STATE OF TEXAS §
WEBB COUNTY §

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED _____, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATION THEREIN STATED. GIVEN MY HAND AND SEAL OF OFFICE THIS ____ DAY OF _____, 20___.

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

PLAT-APPROVAL CITY ENGINEER

I HAVE REVIEWED THIS PLAT AND ACCOMPANYING CONSTRUCTION DRAWINGS IDENTIFIED AS: PLAT OF D & J ALEXANDER COMMERCIAL SUBDIVISION, PHASE 1S, LOT 5A & 5B, BLOCK 4, PREPARED BY RICARDO VILLARREAL REGISTERED PROFESSIONAL ENGINEER No. 101308, AND DATED THE _____ DAY OF _____ 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

CERTIFICATE OF ENGINEER

STATE OF TEXAS:
COUNTY OF WEBB:

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

_____ ___/___/___
RICARDO VILLARREAL, P.E. No. 101308-TEXAS DATE

STATE OF TEXAS
RICARDO M. VILLARREAL
101308
LICENSED
PROFESSIONAL ENGINEER

CERTIFICATE OF SURVEYOR

STATE OF TEXAS:
COUNTY OF WEBB:

I, _____ THE UNDERSIGNED REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF TEXAS, HEREBY CERTIFY THAT THIS PLAT IS TRUE AND WAS PREPARED FROM AN ACTUAL SURVEY OF THE PROPERTY MADE UNDER MY SUPERVISION, ON THE GROUND.

_____ ___/___/___
RICARDO VILLARREAL, R.P.L.S. No. 6242 DATE
TBPLS FIRM REG. NO. 10194686

STATE OF TEXAS
REGISTERED
RICARDO M. VILLARREAL
6242
PROFESSIONAL
LAND SURVEYOR

PLANNING COMMISSION APPROVAL

THIS PLAT OF PLAT OF D & J ALEXANDER COMMERCIAL SUBDIVISION, PHASE 1S, LOT 5A & 5B, BLOCK 4, CITY OF LAREDO, 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 _____ DAY OF _____, 2026.

_____ ___/___/___
DANIELLA SADA PAZ, DATE
PLANNING AND ZONING 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_____, 20___. THE MINUTES OF SAID MEETING REFLECT SUCH APPROVAL.

_____ ____/____/____
VANESSA GUERRA, AICP DATE
DIRECTOR OF PLANNING DEPARTMENT
CITY OF LAREDO, TEXAS

CERTIFICATE OF COUNTY CLERK

STATE OF TEXAS:
COUNTY OF WEBB:

I, MARGIE RAMIREZ IBARRA, CLERK OF THE COUNTY COURT OF WEBB COUNTY, TEXAS, DO HEREBY CERTIFY THAT THE FOREGOING INSTRUMENT DATED: _____ DAY OF _____, 2026, WITH ITS CERTIFICATE OF AUTHENTICATION, HEREIN DESIGNATED AS: PLAT OF D & J ALEXANDER COMMERCIAL SUBDIVISION, PHASE 1S, LOT 5A & 5B, BLOCK 4, WAS FILLED FOR RECORD IN MY OFFICE ON THE _____ DAY OF _____, 20___, AT _____ O'CLOCK ___M. IN VOLUME ____, PAGE _____, OF THE PLAT RECORDS OF SAID COUNTY ON THIS THE ____ DAY OF _____, 20___.

_____ _____
HON. MARGIE RAMIREZ IBARRA DATE
COUNTY CLERK, WEBB COUNTY, TEXAS

ENGINEER:
RICARDO M. VILLARREAL, P.E.
TOP SITE CIVIL GROUP, LLC
6262 McPHERSON RD., STE. 206
LAREDO, TEXAS 78041
(956) 725-5057

SURVEYOR:
RICARDO M. VILLARREAL, R.P.L.S.
TOP SITE CIVIL GROUP, LLC
6262 McPHERSON RD., STE. 206
LAREDO, TEXAS 78041
(956) 725-5057

PRELIMINARY

OWNER:
D&J ALEXANDER INVESTMENTS, LLC
1302 CALLE DEL NORTE, SUITE 1
LAREDO, TEXAS 78041

PLAT OF D & J ALEXANDER COMMERCIAL PHASE 1S, ALEXANDER CROSSING PLAZA, LOT 5A & 5B, BLOCK 4

A TRACT OF LAND CONTAINING 2.00 ACRES, MORE OR LESS, OUT OF A 1,450 ACRE TRACT OF LAND CONVEYED TO DELFINA ALEXANDER OCHOA AND JOSEPHINA ALEXANDER GONZALEZ, AS INSTRUMENT RECORDED ON DECEMBER 17, 1971, IN VOL. 414, PAGES 502-506. DEED RECORDS WEBB COUNTY TEXAS,AS PER CORRECTION WARRANTY DEED RECORDED IN VOLUME 4284, PAGES 455-458, OFFICIAL PUBLIC RECORDS WEBB COUNTRY TEXAS. AND SITUATED IN PORCION 26, AGUSTIN SANCHEZ ORIGINAL GRANTEE, ABSTRACT 282, CITY OF LAREDO, WEBB COUNTY TEXAS

PROJECT #:	
FIELD DATE:	####
DRAWN BY:	K.J.E.
APPROVED:	R.M.V.
DATE:	04.15.2026
FILE NAME:	
SCALE:	1"=100'

0 100 200
SCALE: 1" = 100'

TOPSITE Civil Group

topsite civil group,plc
engr # F-22524 surv # 101194386
6262 McPherson Rd. Ste. 206
O (956) 725-5057, C (956) 269-1236
r.villarreal@topsitecivil.com
j.martinez@topsitecivil.com

1.0

City of Laredo

Planning & Zoning Commission

Meeting Date: 5/14/2026 **Preliminary Plats and Replats 8C**

SUBJECT
Preliminary consideration of the plat of D&J Alexander Commercial Phase 15, Block 4, Lot 2, Alexander Crossing Plaza. The intent is commercial.

PL-095-2026
District V - Cm. Ruben Gutierrez Jr.

BACKGROUND
APPLICANT: D&J Alexander Investments, LLC
ENGINEER: Top Site Civil Group

PROPERTY INFORMATION:
Location: East of Bartlett Avenue and south of University Boulevard
Size: Approximately 0.87 acres, more or less
Proposed Development: 1 lot
Current Zoning: B-3 (Community Business District)
Council District: District V - Cm. Ruben Gutierrez Jr.

STAFF RECOMMENDATION
APPROVE SUBJECT TO THE FOLLOWING COMMENTS:
Planning:
1. Remove Plat Note No. 3 as the subject tract is not located within the flood plain.

2. A portion of the proposed subdivision is located within Subdistrict C (65 Ldn to 70 Ldn) of the Airport Noise Specific Use Zoning Overlay District. Provide the required avigation easement, contour line(s), and include the following plat note: “This property (or a part thereof) is located within an area subject to potentially excessive airport noise levels. All uses and construction shall conform to the noise mitigation standards included in Appendix N - Noise Attenuation Performance Standards for Structures Located within the Airport Noise Specific Use Zoning Overlay District of the City of Laredo, incorporated herein and made a part hereof for all purposes.” (Section 24.68.5, Land Development Code).

3. Coordinate with the Traffic Safety Division for driveway spacing/placement and shared access to the adjacent tracts.

4. Clarify Plat Note 8 regarding access to Bartlett Ave.

5. Identify all easements.

6. All improvements as per the Subdivision Ordinance.

Traffic Safety:
1. Revise Master Plan (As per Subdivision Ordinance Handbook, Chapter II).

Fire: 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

1. SIDEWALKS, DRIVEWAYS, AND TREES WILL BE INSTALLED AT THE TIME OF ISSUANCE OF BUILDING PERMITS, IN ACCORDANCE WITH THE LAREDO LAND DEVELOPMENT CODE.

2. ALL CURB CUTS SHALL COMPLY WITH THE TRANSPORTATION ELEMENT OF THE CITY OF LAREDO COMPREHENSIVE PLAN.

3. THIS SUBJECT PROPERTY IS LOCATED WITHIN THE DESIGNATED 100-YEAR FLOODPLAIN PER FEMA FIRM MAP No. 48479C, PANEL No. 1205C, WITH EFFECTIVE DATE OF APRIL 02, 2008.

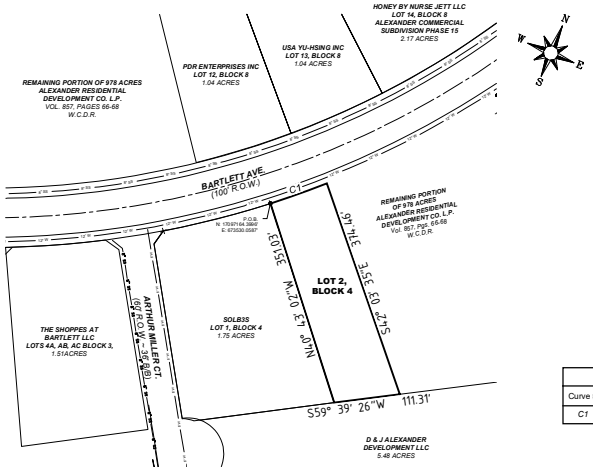
4. SETBACKS SHALL BE DETERMINED BASED ON THE CURRENT ZONING IN ACCORDANCE TO SECTION 24.77.1 OF THE LAREDO LAND DEVELOPMENT CODE.

5. ALL IMPROVEMENTS SHALL BE AS PER SUBDIVISION ORDINANCE.

6. P.O.B.: SET IRON ROD BEING THE NORTHWEST CORNER (N: 17097164.3996, E: 673530.0587)

7. GRID COORDINATES: NAD83 (2011 ADJ.), TEXAS STATE PLANE, 4205 SOUTH ZONE, PROVIDED FOR GENERAL LOCATIVE PURPOSE AND DO NOT REPRESENT OFFICIAL (NGS) CONTROL.

8. ACCESS TO BARTLETT AVE.



Curve Table					
Curve #	Arc Length	Radius	Delta	Bearing	Length
C1	100.785	1550.000	3.7255	N47° 24' 46.78"E	100.767

LEGAL DESCRIPTION:
0.87 ACRE TRACT OF LAND

A TRACT OF LAND CONTAINING 0.87 ACRES, MORE OR LESS, OUT OF A 1,450 ACRE TRACT OF LAND CONVEYED TO DELFINA ALEXANDER OCHOA AND JOSEPHINA ALEXANDER GONZALEZ, AS INSTRUMENT RECORDED ON DECEMBER 17, 1971, IN VOL. 414, PAGES 502-506. DEED RECORDS WEBB COUNTY TEXAS,AS PER CORRECTION WARRANTY DEED RECORDED IN VOLUME 4284, PAGES 455-458, OFFICIAL PUBLIC RECORDS WEBB COUNTRY TEXAS. AND SITUATED IN PORCION 26, AGUSTIN SANCHEZ ORIGINAL GRANTEE, ABSTRACT 282, CITY OF LAREDO, WEBB COUNTY TEXAS, SAID 0.87 ACRE TRACT OF LAND, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS;

BEGINNING AT A SET ½" IRON ROD ALONG THE SOUTHERN RIGHT-OF-WAY LINE OF SAID BARTLETT AVENUE AND NORTHEASTERN CORNER OF LOT 1, BLOCK 4 OF D & J ALEXANDER PHASE 15, CROSSING PLAZA RECORDED IN VOL. 44, PG. 31, PUBLIC RECORDS WEBB COUNTY TEXAS, A POINT OF CURVATURE, BEING THE NORTHWESTERN CORNER OF THIS SAID 0.87 ACRE TRACT OF LAND, HEREOF;

THENCE ALONG A TANGENT CURVE TO THE RIGHT, CONTINUING WITH THE SOUTHER RIGHT-OF-WAY OF SAID BARTLETT AVE, A RADIUS OF 1550.0', A CHORD WITH A BEARING OF N 47° 24' 46" E, FOR A DISTANCE OF 100.77', AN ARC LENGTH OF **100.79'** TO A POINT OF TANGENCY, HEREOF;

THENCE **S 42° 03' 35" E**, A DISTANCE OF **1376.46 FEET** TO A POINT OF DEFLECTION, BEING THE SOUTH EASTERN CORNER, HEREOF;

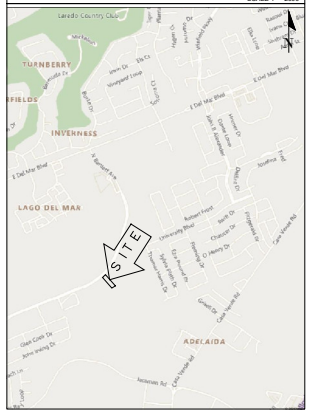
THENCE **S 59° 39' 26" W**, A DISTANCE OF **111.31 FEET** TO A POINT OF DEFLECTION, HEREOF;

THENCE **N 40° 43' 02" W**, A DISTANCE OF **351.03 FEET** ALONG THE EASTERN BOUNDARY LINE OF SAID D & J ALEXANDER SUBDIVISION, LOT 1, BLOCK 4, BEING THE **POINT OF BEGINNING** AND CONTAINING 0.87 ACRES, MORE OR LESS.

NOTES:
1. BASIS OF BEARINGS: TEXAS COORDINATE SYSTEM OF 1983, 4205 SOUTH ZONE, NAD 83.
2. THIS DESCRIPTION WAS PREPARED FROM RECORD INFORMATION AND ACTUAL FIELD SURVEYS WERE CONDUCTED.

LOCATION MAP
LAREDO, TEXAS

SCALE 1" = 2000'



PLAT NOTES & RESTRICTIONS

1. SIDEWALKS, DRIVEWAYS, AND TREES WILL BE INSTALLED AT THE TIME OF ISSUANCE OF BUILDING PERMITS, IN ACCORDANCE WITH THE LAREDO LAND DEVELOPMENT CODE.
2. ALL CURB CUTS SHALL COMPLY WITH THE TRANSPORTATION ELEMENT OF THE CITY OF LAREDO COMPREHENSIVE PLAN.
3. THIS SUBJECT PROPERTY IS LOCATED WITHIN THE DESIGNATED 100-YEAR FLOODPLAIN PER FEMA FIRM MAP No. 48479C, PANEL No. 1205C, WITH EFFECTIVE DATE OF APRIL 02, 2008.
4. SETBACKS SHALL BE DETERMINED BASED ON THE CURRENT ZONING IN ACCORDANCE TO SECTION 24.77.1 OF THE LAREDO LAND DEVELOPMENT CODE.
5. ALL IMPROVEMENTS SHALL BE AS PER SUBDIVISION ORDINANCE.
6. P.O.B.: SET IRON ROD BEING THE NORTHWEST CORNER (N: 17097164.3996, E: 673530.0587)
7. GRID COORDINATES: NAD83 (2011 ADJ.), TEXAS STATE PLANE, 4205 SOUTH ZONE, PROVIDED FOR GENERAL LOCATIVE PURPOSE AND DO NOT REPRESENT OFFICIAL (NGS) CONTROL.
8. ACCESS TO BARTLETT AVE.

CERTIFICATE OF OWNER: PLAT OF D & J ALEXANDER COMMERCIAL SUBDIVISION, PHASE 15, LOT 2, BLOCK 4

STATE OF TEXAS §
WEBB COUNTY §

I, _____ THE UNDERSIGNED OWNER OF THE LAND SHOWN ON THIS PLAT, AND DESIGNATED HEREIN AS: PLAT OF D & J ALEXANDER COMMERCIAL SUBDIVISION, PHASE 15, LOT 2, BLOCK 4, IN COUNTY OF WEBB, TEXAS, AND WHOSE NAME IS SUBSCRIBED HERETO, HEREBY DEDICATE TO THE USE OF THE PUBLIC FOREVER DRAINS, EASEMENTS AND PUBLIC PLACES THEREON SHOWN FOR THE PURPOSE AND CONSIDERATION THEREIN EXPRESSED.

_____ ____/____/____
D & J ALEXANDER INVESTMENTS, LLC DATE

STATE OF TEXAS §
WEBB COUNTY §

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED _____, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATION THEREIN STATED. GIVEN MY HAND AND SEAL OF OFFICE THIS ____ DAY OF _____, 20___.

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

PLAT-APPROVAL CITY ENGINEER

I HAVE REVIEWED THIS PLAT AND ACCOMPANYING CONSTRUCTION DRAWINGS IDENTIFIED AS: PLAT OF D & J ALEXANDER COMMERCIAL SUBDIVISION, PHASE 15, LOT 2, BLOCK 4, PREPARED BY RICARDO VILLARREAL REGISTERED PROFESSIONAL ENGINEER No. 101308, AND DATED THE DAY OF _____, 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

CERTIFICATE OF ENGINEER

STATE OF TEXAS:
COUNTY OF WEBB:

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

_____ ___/___/___
RICARDO VILLARREAL, P.E. No. 101308-TEXAS DATE

STATE OF TEXAS
RICARDO M. VILLARREAL
101308
LICENSED
PROFESSIONAL ENGINEER

CERTIFICATE OF SURVEYOR

STATE OF TEXAS:
COUNTY OF WEBB:

I, _____ THE UNDERSIGNED REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF TEXAS, HEREBY CERTIFY THAT THIS PLAT IS TRUE AND WAS PREPARED FROM AN ACTUAL SURVEY OF THE PROPERTY MADE UNDER MY SUPERVISION, ON THE GROUND.

_____ ___/___/___
RICARDO VILLARREAL, R.P.L.S. No. 6242 DATE
TBPLS FIRM REG. NO. 10194686

STATE OF TEXAS
R.P.L.S.
RICARDO M. VILLARREAL
6242
REGISTERED
LAND SURVEYOR

PLANNING COMMISSION APPROVAL

THIS PLAT OF PLAT OF D & J ALEXANDER COMMERCIAL SUBDIVISION, PHASE 15, LOT 2, BLOCK 4 CITY OF LAREDO, 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 _____, DAY OF _____, 2026.

_____ ___/___/___
DANIELLA SADA PAZ, DATE
PLANNING AND ZONING 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_____, 20___. THE MINUTES OF SAID MEETING REFLECT SUCH APPROVAL.

_____ ____/____/____
VANESSA GUERRA, AICP DATE
DIRECTOR OF PLANNING DEPARTMENT
CITY OF LAREDO, TEXAS

CERTIFICATE OF COUNTY CLERK

STATE OF TEXAS:
COUNTY OF WEBB:

I, MARGIE RAMIREZ IBARRA, CLERK OF THE COUNTY COURT OF WEBB COUNTY, TEXAS, DO HEREBY CERTIFY THAT THE FOREGOING INSTRUMENT DATED: _____ DAY OF _____, 2026, WITH ITS CERTIFICATE OF AUTHENTICATION, HEREIN DESIGNATED AS: PLAT OF D & J ALEXANDER COMMERCIAL SUBDIVISION, PHASE 15, LOT 2, BLOCK 4, WAS FILLED FOR RECORD IN MY OFFICE ON THE _____ DAY OF _____, 20____, AT ____ O'CLOCK __M, IN VOLUME ____, PAGE _____, OF THE PLAT RECORDS OF SAID COUNTY ON THIS THE ____ DAY OF _____, 20___.

_____ _____
HON. MARGIE RAMIREZ IBARRA DATE
COUNTY CLERK, WEBB COUNTY, TEXAS

ENGINEER:
RICARDO M. VILLARREAL, P.E.
TOP SITE CIVIL GROUP, LLC
6262 McPHERSON RD., STE. 206
LAREDO, TEXAS 78041
(956) 725-5057

SURVEYOR:
RICARDO M. VILLARREAL, R.P.L.S.
TOP SITE CIVIL GROUP, LLC
6262 McPHERSON RD., STE. 206
LAREDO, TEXAS 78041
(956) 725-5057

PRELIMINARY

OWNER:
D&J ALEXANDER INVESTMENTS, LLC
1302 CALLE DEL NORTE, SUITE 1
LAREDO, TEXAS 78041

PLAT OF D & J ALEXANDER COMMERCIAL PHASE 15, ALEXANDER CROSSING PLAZA, LOT 2, BLOCK 4

A TRACT OF LAND CONTAINING 0.87 ACRES, MORE OR LESS, OUT OF A 1,450 ACRE TRACT OF LAND CONVEYED TO DELFINA ALEXANDER OCHOA AND JOSEPHINA ALEXANDER GONZALEZ, AS INSTRUMENT RECORDED ON DECEMBER 17, 1971, IN VOL. 414, PAGES 502-506. DEED RECORDS WEBB COUNTY TEXAS,AS PER CORRECTION WARRANTY DEED RECORDED IN VOLUME 4284, PAGES 455-458, OFFICIAL PUBLIC RECORDS WEBB COUNTRY TEXAS. AND SITUATED IN PORCION 26, AGUSTIN SANCHEZ ORIGINAL GRANTEE, ABSTRACT 282, CITY OF LAREDO, WEBB COUNTY TEXAS

PROJECT #:	
FIELD DATE:	####
DRAWN BY:	K.J.E.
APPROVED:	R.M.V.
DATE:	04/13/2026
FILE NAME:	
SCALE:	1"=100'

100 0 100 200
GRAPHIC SCALE IN FEET

TOPSITE Civil Group
topsite civil group,llc
engr # F-22524 surv # 101194686
6262 McPherson Rd. Ste. 206
O (956) 725-5057 C (956) 269-1239
r.villarreal@topsitecivil.com
j.martinez@topsitecivil.com

1.0

City of Laredo

Planning & Zoning Commission

Meeting Date: 5/14/2026 **Preliminary Plats and Replats 8D**

SUBJECT
Preliminary consideration of the plat of Cielito Lindo Ejido Plat. The intent is commercial.

PL-102-2026
District I - Cm. Gilbert Gonzalez

BACKGROUND
APPLICANT: Lasco Development Co.
ENGINEER: KCI Technologies

PROPERTY INFORMATION:
Location: east of Ejido Avenue and south of Cielito Lindo Boulevard
Size: Approximately 2.00 acres, more or less
Proposed Development: 1 lot
Current Zoning: B-3 (Community Business District)
Council District: District I - Cm. Gilbert Gonzalez

STAFF RECOMMENDATION
APPROVE SUBJECT TO THE FOLLOWING COMMENTS:
Planning:
1. Provide a 5-foot right-of-way (ROW) reserve along Ejido Avenue to comply with the Future Thoroughfare Plan, which designates Ejido Avenue as a Principal Arterial (100-120 feet).

2. Identify all easements.

3. All improvements as per the Subdivision Ordinance.

Traffic Safety:
1. Ejido ROW shall be from 100 to 120 feet being that it is designated on the Thoroughfare Plan as a principal arterial (As per Viva Laredo Future Thoroughfare Plan, Subdivision Ordinance Handbook, Section 3-2: Streets and Alleys)
A. The arrangement, character, extent, width, grade, access to, and location of all streets shall conform to the City Comprehensive Plan and shall be considered in their relation to existing and planned streets, to topographical conditions, to public convenience and safety, and in their appropriate relation to the proposed uses of the land to be served by such streets (As per Subdivision Ordinance Handbook, Section 3-2: Streets and Alleys)

Fire: 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

NOTES

1. THIS PLAT DOES NOT ATTEMPT TO ALTER, AMEND, OR REMOVE ANY COVENANTS OR RESTRICTIONS.

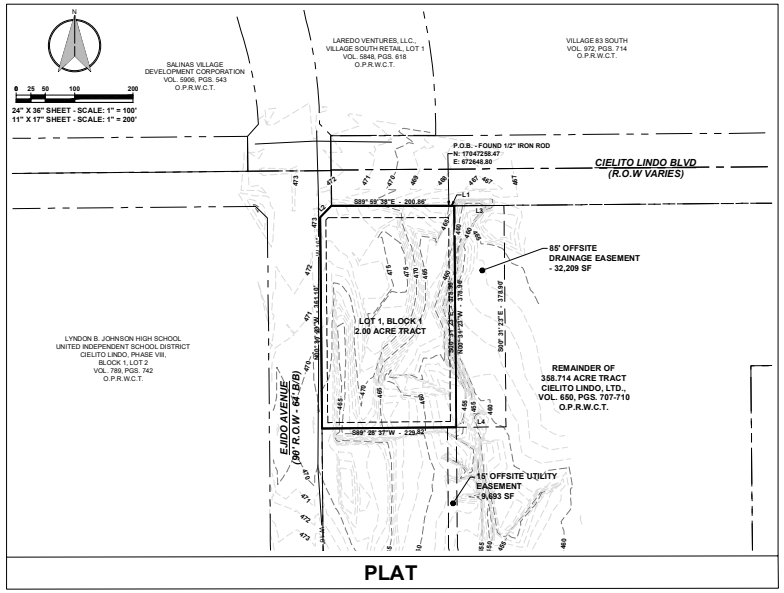
2. DRIVEWAYS WILL BE INSTALLED AT THE TIME OF ISSUANCE OF THE BUILDING PERMITS IN ACCORDANCE WITH THE LAREDO LAND DEVELOPMENT CODE.

3. ALL CURB CUTS SHALL COMPLY WITH THE TRANSPORTATION ELEMENT OF THE CITY OF LAREDO COMPREHENSIVE PLAN.

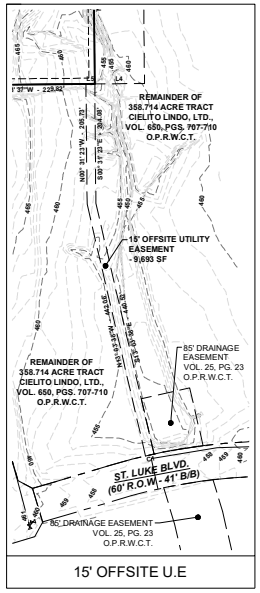
4. SETBACKS SHALL BE DETERMINED BASED ON THE CURRENT ZONING DISTRICT IN ACCORDANCE TO SECTION 24.77.1 OF THE LAREDO LAND DEVELOPMENT CODE.

5. BASIS OF BEARING, DISTANCES AND P.O.B. GRID COORDINATES : NAD 83 (2011 ADJ.) TEXAS STATE PLANE, 4205 SOUTH ZONE. COORDINATES PROVIDED FOR GENERAL LOCATIVE PURPOSES AND DO NOT REPRESENT OFFICIAL (NGS) CONTROL.

6. STORM WATER DETENTION IMPROVEMENTS SHALL BE REVIEWED BY THE 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.



PLAT



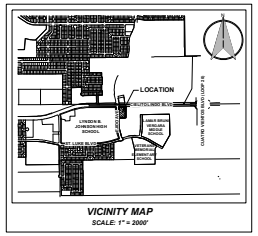
15' OFFSITE U.E

LINE TABLE		
LINE #	LENGTH	BEARING
L1	9.24'	N89° 30' 54"E
L2	27.89'	N44° 28' 37"E
L3	85.00'	N89° 30' 54"E
L4	85.00'	S89° 28' 37"W
L5	15.00'	N89° 28' 37"E

CURVE TABLE				
#	LENGTH	RADIUS	CH. LENGTH	CH. BEARING
C1	15.00'	980.00'	15.00'	S77° 22' 48"W

LEGEND

- PLAT BOUNDARY LINE
- PROPERTY LOT LINES
- BUILDING SETBACK (B.S.)
- EASEMENT
- CENTER LINE
- SET 1/2" IRON ROD
- FOUND 1/2" IRON ROD
- P.O.B. POINT OF BEGINNING
- B.S BUILDING SETBACK
- U.E UTILITY EASEMENT



VICINITY MAP
SCALE: 1" = 2000'

METES & BOUNDS DESCRIPTION
LOT 1, BLOCK 1
2.00 ACRE TRACT

BEING A TRACT OF LAND CONTAINING 2.00 ACRES, MORE OR LESS, BEING OUT OF A 358.714 ACRE TRACT, CONVEYED BY DEED TO CIELITO LINDO LTD., RECORDED IN VOLUME 650, PAGES 707-710, OFFICIAL PUBLIC RECORDS OF WEBB COUNTY, TEXAS, SITUATED IN PORCION 38, ABSTRACT 472, TADEO SANCHEZ ORIGINAL GRANTEE, THIS 2.00 ACRE TRACT BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A FOUND 1/2" IRON ROD, BEING A POINT ALONG THE SOUTHERN RIGHT OF WAY LINE OF CIELITO LINDO BOULEVARD, CALLED TRACT 3, CONVEYED BY DEED TO THE CITY OF LAREDO, RECORDED IN VOLUME 3581, PAGE 758-772, OFFICIAL PUBLIC RECORDS OF WEBB COUNTY, TEXAS, AND BEING A POINT OF DEFLECTION OF THIS TRACT HEREOF;

THENCE, NORTH 89° 30' 54" EAST, ALONG THE SOUTHERN RIGHT OF WAY LINE OF CIELITO LINDO BOULEVARD, A DISTANCE OF **9.24 FEET,** TO A SET 1/2" IRON ROD, BEING THE **NORTHEAST CORNER** AND A POINT OF DEFLECTION TO THE RIGHT HEREOF;

THENCE, SOUTH 00° 31' 23" EAST, A DISTANCE OF **379.98 FEET,** TO A SET 1/2" IRON ROD, BEING THE **SOUTHEAST CORNER** AND A POINT OF DEFLECTION TO THE RIGHT HEREOF;

THENCE, SOUTH 89° 28' 37" WEST, FOR A DISTANCE OF **229.82 FEET,** TO A SET 1/2" IRON ROD, ALONG THE EASTERN RIGHT OF WAY LINE OF EJIDO AVENUE, AND BEING THE **SOUTHWEST CORNER** AND A POINT OF DEFLECTION TO THE RIGHT HEREOF;

THENCE, NORTH 00° 31' 23" WEST, ALONG THE EAST RIGHT OF WAY LINE OF EJIDO AVENUE, A DISTANCE OF **361.10 FEET,** TO A SET 1/2" IRON ROD, BEING THE SOUTHWESTERN POINT OF THE SOUTHEAST CORNER CLIP OF CIELITO LINDO BOULEVARD & EJIDO AVENUE, AND BEING A POINT OF DEFLECTION TO THE LEFT HEREOF;

THENCE, NORTH 67° 33' 12" EAST, ALONG THE SOUTHEAST CORNER CLIP OF CIELITO LINDO BOULEVARD & EJIDO AVENUE, A DISTANCE OF **27.89 FEET**, TO A SET 1/2" IRON ROD, BEING THE NORTHEASTERN POINT OF THE SOUTHEAST CORNER CLIP OF CIELITO LINDO BOULEVARD & EJIDO AVENUE, AND BEING A POINT OF DEFLECTION TO THE LEFT HEREOF;

THENCE, SOUTH 89° 59' 38" EAST, A DISTANCE OF **200.66 FEET,** TO THE **POINT OF BEGINNING** AND CONTAINING 2.00 ACRES OF LAND, MORE OR LESS.

BASIS OF BEARING: BASED ON NAD83, TEXAS STATE PLANES, SOUTH ZONE 4205, U.S. FOOT.,

NOTES

1. THIS PLAT DOES NOT ATTEMPT TO ALTER, AMEND, OR REMOVE ANY COVENANTS OR RESTRICTIONS.
2. DRIVEWAYS WILL BE INSTALLED AT THE TIME OF ISSUANCE OF THE BUILDING PERMITS IN ACCORDANCE WITH THE LAREDO LAND DEVELOPMENT CODE.
3. ALL CURB CUTS SHALL COMPLY WITH THE TRANSPORTATION ELEMENT OF THE CITY OF LAREDO COMPREHENSIVE PLAN.
4. SETBACKS SHALL BE DETERMINED BASED ON THE CURRENT ZONING DISTRICT IN ACCORDANCE TO SECTION 24.77.1 OF THE LAREDO LAND DEVELOPMENT CODE.
5. BASIS OF BEARING, DISTANCES AND P.O.B. GRID COORDINATES : NAD 83 (2011 ADJ.) TEXAS STATE PLANE, 4205 SOUTH ZONE. COORDINATES PROVIDED FOR GENERAL LOCATIVE PURPOSES AND DO NOT REPRESENT OFFICIAL (NGS) CONTROL.
6. STORM WATER DETENTION IMPROVEMENTS SHALL BE REVIEWED BY THE 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.

CERTIFICATE OF OWNER

STATE OF TEXAS
COUNTY OF WEBB

I, _____ THE UNDERSIGNED AUTHORIZED AGENT FOR CIELITO LINDO LTD. THE OWNER OF THE LAND SHOWN ON THIS PLAT, AND DESIGNATED HEREIN AS **CIELITO LINDO EJIDO PLAT,** IN THE CITY OF LAREDO, COUNTY OF WEBB, TEXAS, AND WHOSE NAME IS SUBSCRIBED HERETO, HEREBY DEDICATE TO THE USE OF THE PUBLIC FOREVER, ALL STREETS AND EASEMENTS THEREON SHOWN, FOR THE PURPOSE AND CONSIDERATION THEREIN EXPRESSED.

_____ _____
SIGIFREDO PEREZ - MANAGER FOR CIELITO LINDO LTD., DATE

STATE OF TEXAS
COUNTY OF WEBB

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED _____, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FORGOING INSTRUMENT AND ACKNOWLEDGED TO ME THAT THE PERSON EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATION THEREIN STATED.

WITNESS MY HAND AND SEAL THIS _____ DAY OF _____, 2026.

_____
NOTARY PUBLIC IN AND FOR WEBB COUNTY, TEXAS

MY COMMISSION EXPIRES: _____

PLAT APPROVAL - CITY ENGINEER

I HAVE REVIEWED THE PLAT AND ACCOMPANYING CONSTRUCTION DRAWINGS IDENTIFIED AS **CIELITO LINDO EJIDO PLAT**, PREPARED BY ANDRES A. RUBIO REGISTERED PROFESSIONAL ENGINEER NO. 141366, AND DATED THE _____ DAY OF _____ AND 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

THIS PLAT OF **CIELITO LINDO EJIDO PLAT**, 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 _____.

_____ _____
DANIELLA SADA PAZ DATE
CHAIRMAN

CERTIFICATE OF SURVEYOR

STATE OF TEXAS
COUNTY OF WEBB

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

_____ _____
JEFFREY G. PUIG, R.P.L.S. #5961 DATE

STATE OF TEXAS
JEFFREY G. PUIG
5961
REGISTERED PROFESSIONAL LAND SURVEYOR
SURVEYOR

CERTIFICATE OF ENGINEER

STATE OF TEXAS
COUNTY OF WEBB

I, **ANDRES A. RUBIO**, A REGISTERED PROFESSIONAL ENGINEER IN THE STATE OF TEXAS, 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.

_____ _____
ANDRES A. RUBIO, P.E. #141366 DATE

STATE OF TEXAS
ANDRES A. RUBIO
141366
LICENSED PROFESSIONAL ENGINEER

ATTESTMENT OF PLANNING COMMISSION APPROVAL

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

_____ _____
VANESSA GUERRA, ACIP DATE
PLANNING DEPARTMENT

CERTIFICATE OF COUNTY CLERK

STATE OF TEXAS
COUNTY OF WEBB

I, _____, CLERK OF THE COUNTY COURT IN AND FOR WEBB COUNTY, TEXAS, DO HEREBY CERTIFY THAT THE FOREGOING INSTRUMENT DATED THE _____ DAY OF _____, 2026, WITH THE CERTIFICATE OF AUTHENTICATION WAS FILED OF RECORD IN MY OFFICE ON THE _____ DAY OF _____, 2026 AT _____ O'CLOCK __.M. IN VOLUME _____, PAGE(S) _____ OF THE PLAT RECORDS OF SAID COUNTY.

WITNESS MY HAND AND SEAL THIS _____ DAY OF _____, 2026.

_____ _____
COUNTY CLERK DEPUTY
WEBB COUNTY, TEXAS

METES & BOUNDS DESCRIPTION
15' OFFSITE UTILITY ESEMENT
(9,693 SQUARE FEET)

BEING A UTILITY EASEMENT CONTAINING 9,693 SQUARE FEET, MORE OR LESS, BEING OUT OF A 358.714 ACRE TRACT, CONVEYED BY DEED TO CIELITO LINDO LTD., RECORDED IN VOLUME 650, PAGES 707-710, OFFICIAL PUBLIC RECORDS OF WEBB COUNTY, TEXAS, SITUATED IN PORCION 38, ABSTRACT 472, TADEO SANCHEZ ORIGINAL GRANTEE, THIS 9,693 SQUARE FEET UTILITY EASEMENT BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS;

COMMENCING AT A FOUND 1/2" IRON ROD, BEING A POINT ALONG THE SOUTHERN RIGHT OF WAY LINE OF CIELITO LINDO BOULEVARD, CALLED TRACT 3, CONVEYED BY DEED TO THE CITY OF LAREDO, RECORDED IN VOLUME 3581, PAGE 758-772, OFFICIAL PUBLIC RECORDS OF WEBB COUNTY, TEXAS, **THENCE, SOUTH 01° 55' 13" EAST,** FOR A DISTANCE OF **379.08 FEET**, TO A POINT, BEING THE **NORTHEAST CORNER** AND **POINT OF BEGINNING** OF THIS DRAINAGE EASEMENT HEREOF;

THENCE, SOUTH 00° 31' 23" EAST, A DISTANCE OF **204.08 FEET,** TO A POINT, BEING AN INTERIOR CORNER AND POINT OF DEFLECTION TO THE LEFT HEREOF;

THENCE, SOUTH 13° 03' 35" EAST, A DISTANCE OF **449.53 FEET,** TO A POINT, BEING THE **SOUTHEAST CORNER** AND BEING A NON-TANGENT POINT OF A CURVE TO RIGHT HEREOF;

THENCE, ALONG SAID CURVE HAVING A **RADIUS OF 980.00 FEET,** AN **ARCH LENGTH OF 15.00 FEET,** A **CHORD BEARING** OF **SOUTH 77° 22' 48" WEST,** AND A **CHORD DISTANCE** OF **15.00 FEET,** TO A POINT, BEING THE **SOUTHWEST CORNER** AND A POINT OF DEFLECTION TO THE RIGHT HEREOF;

THENCE, NORTH 13° 03' 38" WEST, FOR A DISTANCE OF **442.06 FEET,** TO A POINT, BEING AN INTERIOR CORNER AND A POINT OF DEFLECTION TO THE LEFT HEREOF;

THENCE, NORTH 00° 31' 23" WEST, A DISTANCE OF **205.73 FEET,** TO A POINT, BEING THE **NORTHWEST CORNER** AND POINT OF DEFLECTION TO THE RIGHT HEREOF;

THENCE, NORTH 89° 28' 37" EAST, A DISTANCE OF **15.00 FEET,** TO THE **POINT OF BEGINNING** AND CONTAINING 9,693 SQUARE FEET, MORE OR LESS.

BASIS OF BEARING: BASED ON NAD83, TEXAS STATE PLANES, SOUTH ZONE 4205, U.S. FOOT.,

METES & BOUNDS DESCRIPTION
85' OFFSITE DRAINAGE EASEMENT
(32,209 SQUARE FEET)

BEING A DRAINAGE EASEMENT CONTAINING 32,209 SQUARE FEET, MORE OR LESS, BEING OUT OF A 358.714 ACRE TRACT, CONVEYED BY DEED TO CIELITO LINDO LTD., RECORDED IN VOLUME 650, PAGES 707-710, OFFICIAL PUBLIC RECORDS OF WEBB COUNTY, TEXAS, SITUATED IN PORCION 38, ABSTRACT 472, TADEO SANCHEZ ORIGINAL GRANTEE, THIS 32,209 SQUARE FEET DRAINAGE EASEMENT BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS;

COMMENCING AT A FOUND 1/2" IRON ROD, BEING A POINT ALONG THE SOUTHERN RIGHT OF WAY LINE OF CIELITO LINDO BOULEVARD, CALLED TRACT 3, CONVEYED BY DEED TO THE CITY OF LAREDO, RECORDED IN VOLUME 3581, PAGE 758-772, OFFICIAL PUBLIC RECORDS OF WEBB COUNTY, TEXAS, **THENCE, NORTH 89° 30' 54" EAST,** FOR A DISTANCE OF **9.24 FEET**, TO A POINT, BEING THE NORTHWEST CORNER AND **POINT OF BEGINNING** OF THIS DRAINAGE EASEMENT HEREOF;

THENCE, NORTH 89° 30' 54" EAST, ALONG THE SOUTHERN RIGHT OF WAY LINE OF CIELITO LINDO BOULEVARD, A DISTANCE OF **85.00 FEET,** TO A POINT, BEING THE **NORTHEAST CORNER** AND A POINT OF DEFLECTION TO THE RIGHT HEREOF;

THENCE, SOUTH 00° 31' 23" EAST, A DISTANCE OF **378.90 FEET,** TO A POINT, BEING THE **SOUTHEAST CORNER** AND A POINT OF DEFLECTION TO THE RIGHT HEREOF;

THENCE, SOUTH 89° 28' 37" WEST, FOR A DISTANCE OF **85.00 FEET,** TO A POINT, BEING THE **SOUTHWEST CORNER** AND A POINT OF DEFLECTION TO THE RIGHT HEREOF;

THENCE, NORTH 00° 31' 23" WEST, A DISTANCE OF **200.86 FEET,** TO THE **POINT OF BEGINNING** AND CONTAINING 32,209 SQUARE FEET, MORE OR LESS.

BASIS OF BEARING: BASED ON NAD83, TEXAS STATE PLANES, SOUTH ZONE 4205, U.S. FOOT.,

ENGINEER/SURVEYOR:
KCI TECHNOLOGIES, INC.
7109 N. BARTLETT AVE. SUITE 201
LAREDO, TEXAS 78041
(956) 729-7944

OWNER:
CIELITO LINDO LTD.,
SIGIFREDO PEREZ

PROJECT: 00055072_001
PLOT DATE/TIME: 4/22/2026 11:56 AM
STATUS: PRELIMINARY
DRAWN BY: R.H. CHECKED BY: A.R.

NO.	DATE	REVISION DESCRIPTION	BY

ENGINEERS PLANNERS SURVEYORS CONSTRUCTION MANAGERS
KCI TECHNOLOGIES
7109 N. Bartlett Avenue, Suite 201
Laredo, Texas 78041
Phone: (956) 729-7944
www.kcitechnologies.com
TBPE Firm No. F-10073
TBLS Firm No. 10194365

CIELITO LINDO EJIDO PLAT

A 2.00 ACRE TRACT OF LAND, MORE OR LESS, BEING OUT OF A 358.714 ACRE TRACT, CONVEYED BY DEED TO CIELITO LINDO, LTD., RECORDED IN VOLUME 650, PAGES 707-710, OFFICIAL PUBLIC RECORDS OF WEBB COUNTY, TEXAS

PLAT

SHEET 1 OF 1

S:\data\Proj_2026_KCI\00055072_001 Plat\C-MISc_Units_&_Ejido-Laredo\CAD\Plat.dwg

City of Laredo

Planning & Zoning Commission

Meeting Date: 5/14/2026 **Extension of Preliminary plats and replats 9A**

SUBJECT
Consideration of a six (6) month extension to the final plat approval of the plat of Needmore Dolores Tract 4 Industrial Subdivision, Phase 1. The intent is industrial. The request is to extend the scheduled expiration date from June 7, 2026 to December 7, 2026.

PL-103-2026
Extra-Territorial Jurisdiction (ETJ)

BACKGROUND
APPLICANT: Needmore Ranch II, Ltd.
ENGINEER: KCI Technologies, Inc.

PROPERTY INFORMATION:
Location: north adjacent to State Highway 255 (Camino Colombia Road) and west of FM 1472 (Mines Road)
Size: Approximately 12.08 acres, more or less
Proposed Development: 1 lot
Current Zoning: Not applicable as this tract is located in the Extra-Territorial Jurisdiction (EJT)
Council District: N/A

STAFF RECOMMENDATION
APPROVAL

NOTICE TO THE DEVELOPER:
N/A

LOCATION MAP

SCALE: 1" = 2000'

NOTES

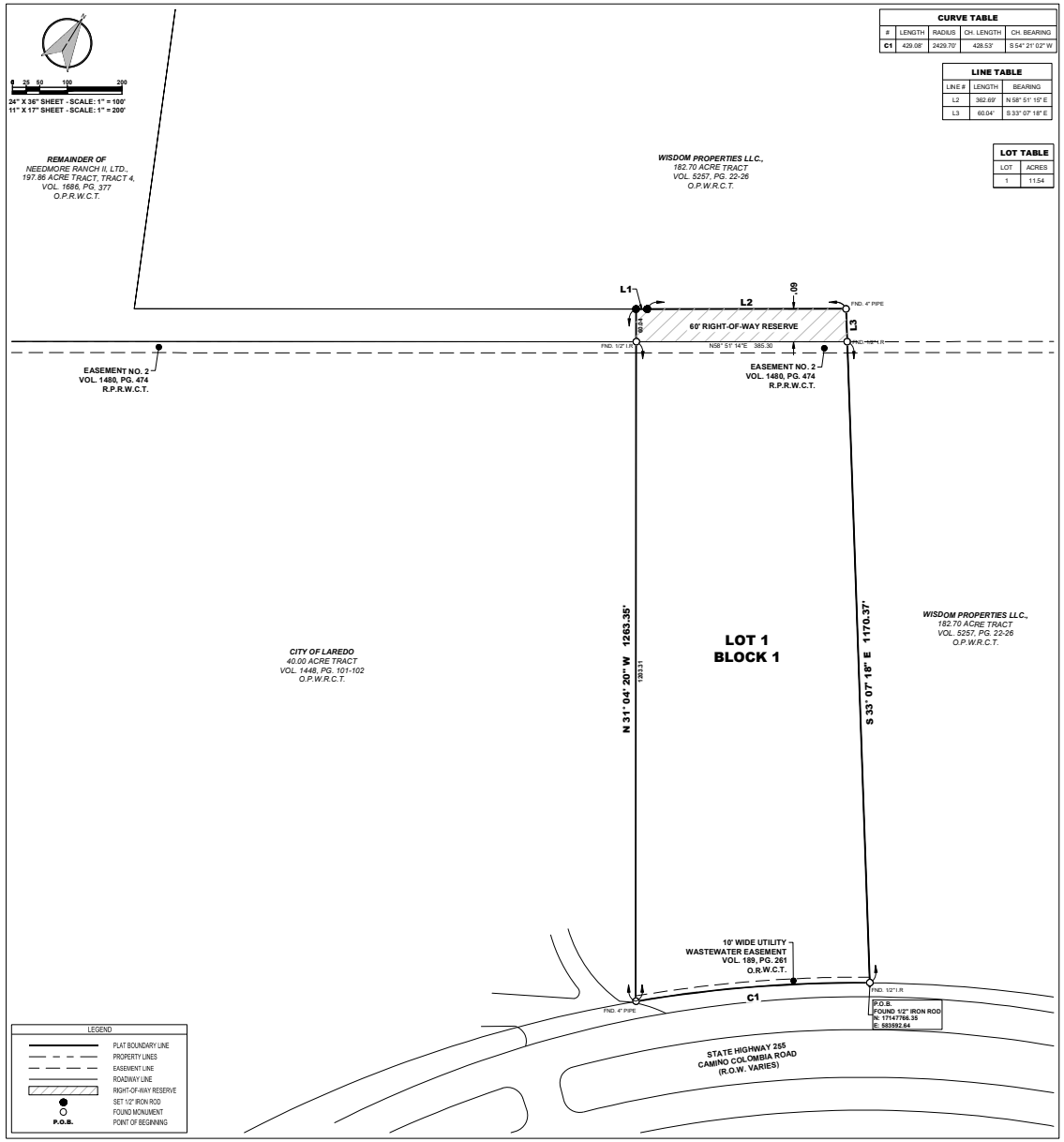
1. THIS PLAT DOES NOT ATTEMPT TO ALTER, AMEND, OR REMOVE ANY COVENANTS OR RESTRICTIONS.

2. DRIVEWAYS WILL BE INSTALLED AT THE TIME OF ISSUANCE OF THE BUILDING PERMITS IN ACCORDANCE WITH THE LAREDO LAND DEVELOPMENT CODE.

3. ALL CURB CUTS SHALL COMPLY WITH THE TRANSPORTATION ELEMENT OF THE CITY OF LAREDO COMPREHENSIVE PLAN.

4. SETBACKS SHALL BE DETERMINED BASED ON THE CURRENT ZONING DISTRICT IN ACCORDANCE TO SECTION 24.77.1 OF THE LAREDO LAND DEVELOPMENT CODE.

5. BASIS OF BEARING, DISTANCES AND P.O.B. GRID COORDINATES : NAD 83 (2011 ADJ.) TEXAS STATE PLANE, 4205 SOUTH ZONE. COORDINATES PROVIDED FOR GENERAL LOCATIVE PURPOSES AND DO NOT REPRESENT OFFICIAL (NGS) CONTROL



CURVE TABLE				
#	LENGTH	RADIUS	CH. LENGTH	CH. BEARING
C1	429.08'	2429.70'	428.53'	S 54° 21' 02" W

LINE TABLE		
LINE #	LENGTH	BEARING
L2	362.69'	N 58° 51' 15" E
L3	60.04'	S 33° 07' 18" E

LOT TABLE	
LOT	ACRES
1	11.54

LEGAL DESCRIPTION
NEEDMORE DOLORES TRACT 4 PLAT
(11.54 ACRES)

A TRACT OF LAND CONTAINING 11.54 ACRES (557,920 SQ.FT.), MORE OR LESS, OUT OF A 197.86 ACRE TRACT, TRACT 4, RECORDED IN VOLUME 1686, PAGE 377, OFFICIAL PUBLIC RECORDS OF WEBB COUNTY, TEXAS, SITUATED IN WEBB COUNTY SCHOOL LAND, PORCION 1462, ABSTRACT 502, WEBB COUNTY, TEXAS; THIS 12.08 ACRE (557,920 SQ.FT.) TRACT BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A FOUND 1/2" IRON ROD BEING A POINT ALONG THE NORTHERN RIGHT-OF-WAY LINE OF STATE HIGHWAY 255, SAME BEING THE SOUTHERNMOST CORNER OF A 182.70 ACRE TRACT, CONVEYED TO WISDOM PROPERTIES LLC., RECORDED IN VOLUME 5257, PAGE 22-26, OFFICIAL PUBLIC RECORDS OF WEBB COUNTY, TEXAS, BEING THE POINT OF BEGINNING AND SOUTHEAST CORNER OF THIS 12.08 ACRE TRACT HEREOF;

THENCE ALONG A CURVE TO THE LEFT HAVING A RADIUS OF **2,429.70 FEET**, AN ARCH LENGTH OF **429.08 FEET**, A CHORD BEARING OF **SOUTH 54° 21' 02" WEST**, AND A CHORD DISTANCE OF **428.53 FEET**, TO FOUND 4" PIPE, BEING A NON-TANGENT POINT OF SAID CURVE, BEING THE SOUTHWEST CORNER AND POINT OF DEFLECTION TO THE RIGHT HEREOF;

THENCE **NORTH 31° 04' 20" WEST**, FOR A DISTANCE OF **1,263.35 FEET** TO A FOUND 1/2" IRON ROD, BEING THE NORTHWEST CORNER AND POINT OF DEFLECTION TO THE LEFT HEREOF;

THENCE **NORTH 58° 55' 40" EAST**, FOR A DISTANCE OF **20.47 FEET** TO A SET 1/2" IRON ROD, BEING A POINT OF DEFLECTION TO THE RIGHT HEREOF;

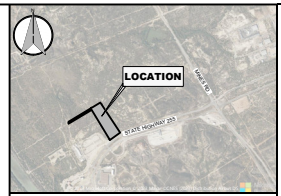
THENCE **NORTH 58° 51' 15" EAST**, FOR A DISTANCE OF **362.69 FEET** TO A SET 1/2" IRON ROD, BEING A POINT OF DEFLECTION TO THE RIGHT HEREOF;

THENCE **SOUTH 33° 07' 18" EAST**, FOR A DISTANCE OF **60.04 FEET** TO A SET 1/2" IRON ROD, BEING A POINT OF DEFLECTION TO THE RIGHT HEREOF;

THENCE **SOUTH 33° 07' 18" EAST**, FOR A DISTANCE OF **1170.37 FEET** TO A FOUND 4" PIPE, BEING A POINT OF DEFLECTION TO THE RIGHT HEREOF;

BASIS OF BEARING:
BASED ON NAD83 TEXAS STATE PLANES, SOUTH ZONE 4205, U.S. FOOT, BEING A FOUND 1/2" IRON ROD ALONG THE NORTHERN RIGHT-OF-WAY LINE OF STATE HIGHWAY 255 AND BEING A CORNER ALONG THE BOUNDARY LINE OF A 197.86 ACRE TRACT, TRACT 4, RECORDED IN VOLUME 1686, PAGE 377, OFFICIAL PUBLIC RECORDS OF WEBB COUNTY, TEXAS, SITUATED IN WEBB COUNTY SCHOOL LAND, PORCION 1462, ABSTRACT 502, WEBB COUNTY, TEXAS; AND A FOUND 1/2" IRON ROD ALONG THE BOUNDARY LINE OF SAID 197.959 ACRE TRACT.

CALLED: SOUTH 33° 07' 09" EAST ~ 1,170.39'
MEASURED: SOUTH 33° 08' 05" EAST ~ 1,170.37'



LOCATION MAP
SCALE: 1" = 2000'

NOTES

1. THIS PLAT DOES NOT ATTEMPT TO ALTER, AMEND, OR REMOVE ANY COVENANTS OR RESTRICTIONS.
2. DRIVEWAYS WILL BE INSTALLED AT THE TIME OF ISSUANCE OF THE BUILDING PERMITS IN ACCORDANCE WITH THE LAREDO LAND DEVELOPMENT CODE.
3. ALL CURB CUTS SHALL COMPLY WITH THE TRANSPORTATION ELEMENT OF THE CITY OF LAREDO COMPREHENSIVE PLAN.
4. SETBACKS SHALL BE DETERMINED BASED ON THE CURRENT ZONING DISTRICT IN ACCORDANCE TO SECTION 24.77.1 OF THE LAREDO LAND DEVELOPMENT CODE.
5. BASIS OF BEARING, DISTANCES AND P.O.B. GRID COORDINATES : NAD 83 (2011 ADJ.) TEXAS STATE PLANE, 4205 SOUTH ZONE. COORDINATES PROVIDED FOR GENERAL LOCATIVE PURPOSES AND DO NOT REPRESENT OFFICIAL (NGS) CONTROL

ENGINEER/SURVEYOR:
KCI TECHNOLOGIES, INC
7109 N. BARTLETT AVE. SUITE 201
LAREDO, TEXAS 78041
(956) 729-7844

OWNER:
NEEDMORE RANCH II, LTD.
3900 N. MCCOLL RD.
MCALLEN, TEXAS 78501
(956) 286-0120

PROJECT: 7623008899
PLOT DATE/TIME: 11/30/2023 3:14 PM
STATUS: PRELIMINARY
DRAWN BY: A.D.A. CHECKED BY: J.G.P.

NO.	DATE	REVISION DESCRIPTION

FILE: (No) Revisions1.dwg
REF 1:
REF 2:

ENGINEERS PLANNERS SURVEYORS CONSTRUCTION MANAGERS
KCI TECHNOLOGIES
7109 N. Bartlett Avenue, Suite 201
Laredo, Texas 78041
Phone: (956) 729-7844
TBPE Registration No. F-10573

NEEDMORE DOLORES TRACT 4
INDUSTRIAL SUBDIVISION - PH 1

A TRACT OF LAND CONTAINING 11.54 ACRES, MORE OR LESS, CONVEYED TO NEEDMORE RANCH II, LTD., RECORDED IN VOLUME 5414, PAGES 377, OFFICIAL PUBLIC RECORDS OF WEBB COUNTY, TEXAS

PRELIMINARY PLAT

1
SHEET
1 2

S:\data\Proj_2023_KCI\7623008899_Plat-Master_Plan-197Ac_Needmore_Ranch\cad\Plat (No)\Revisions1.dwg

CERTIFICATE OF OWNER

STATE OF TEXAS
COUNTY OF WEBB

I, **STEVE LAMANTIA**, THE UNDERSIGNED AUTHORIZED AGENT FOR NEEDMORE RANCH II, LTD, THE OWNER OF THE LAND SHOWN ON THIS PLAT, AND DESIGNATED HEREIN AS **NEEDMORE DOLORES TRACT 4 PLAT** IN THE CITY OF LAREDO, COUNTY OF WEBB, TEXAS, AND WHOSE NAME IS SUBSCRIBED HERETO, HEREBY DEDICATE TO THE USE OF THE PUBLIC FOREVER, ALL STREETS AND EASEMENTS THEREON SHOWN, FOR THE PURPOSE AND CONSIDERATION THEREIN EXPRESSED.

____ ______________
STEVE LAMANTIA - AUTHORIZED AGENT FOR NEEDMORE RANCH II., LTD. DATE

STATE OF TEXAS
COUNTY OF WEBB

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED _____________________________, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FORGOING INSTRUMENT AND ACKNOWLEDGED TO ME THAT THE PERSON EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATION THEREIN STATED.

WITNESS MY HAND AND SEAL THIS ______ DAY OF __________________, 2023.

____
NOTARY PUBLIC IN AND FOR WEBB COUNTY, TEXAS

MY COMMISSION EXPIRES: ____________________

LIEN HOLDER CERTIFICATE

THIS PLAT IS HEREBY APPROVED AND ACCEPTED BY THE LIEN HOLDER ON THIS ______ DAY OF __________________, 2023.

BY: ________________________ TITLE: ____________________________________

AS AN ACT AND DEED OF ---

_____________ OF ______________________
_____________ OF ______________________

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED ______________________, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FORGOING INSTRUMENT AND ACKNOWLEDGED TO ME THAT THE PERSON EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATION THEREIN STATED.

WITNESS MY HAND AND SEAL THIS ______ DAY OF __________________, 2023.

____
NOTARY PUBLIC IN AND FOR _______________ , _______________

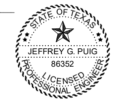
MY COMMISSION EXPIRES: ________________________

CERTIFICATE OF ENGINEER

STATE OF TEXAS
COUNTY OF WEBB

I, **JEFFREY G. PUIG**, A REGISTERED PROFESSIONAL ENGINEER IN THE STATE OF TEXAS, 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.

______________________ ______________
JEFFREY G. PUIG, P.E. # 86352 DATE

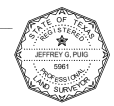


CERTIFICATE OF SURVEYOR

STATE OF TEXAS
COUNTY OF WEBB

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

________________________ ______________
JEFFREY G. PUIG, R.P.L.S. #5961 DATE



PLAT APPROVAL - CITY ENGINEER

I HAVE REVIEWED THE PLAT AND ACCOMPANYING CONSTRUCTION DRAWINGS IDENTIFIED AS ________________, PREPARED BY JEFFREY G. PUIG REGISTERED PROFESSIONAL ENGINEER NO. **86352**, AND DATED THE _____ DAY OF __________, AND FOUND THEM IN COMPLIANCE WITH THE SUBDIVISION ORDINANCE OF THE CITY OF LAREDO, TEXAS.

______________________ ______________
RAMON E. CHAVEZ, P.E., DATE
CITY ENGINEER

PLANNING COMMISSION APPROVAL

THIS PLAT OF ________________, 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 ____________.

______________________ ______________
JUAN M. NARVAEZ, JR. DATE
CHAIRMAN

ATTESTMENT OF PLANNING COMMISSION APPROVAL

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

______________________ ______________
ORLANDO D. NAVARRO DATE
PLANNING DEPARTMENT

CERTIFICATE OF COUNTY CLERK

STATE OF TEXAS
COUNTY OF WEBB

I, ________________________, CLERK OF THE COUNTY COURT IN AND FOR WEBB COUNTY, TEXAS, DO HEREBY CERTIFY THAT THE FOREGOING INSTRUMENT DATED THE ______ DAY OF __________________, 2023, WITH THE CERTIFICATE OF AUTHENTICATION WAS FILED OF RECORD IN MY OFFICE ON THE ______ DAY OF __________________, 2023 AT ______ O'CLOCK __.M. IN VOLUME ____, PAGE(S) ____ OF THE PLAT RECORDS OF SAID COUNTY.

WITNESS MY HAND AND SEAL THIS ______ DAY OF __________________, 2023.

______________________ ______________________
COUNTY CLERK DEPUTY
WEBB COUNTY, TEXAS

PROJECT 76230####
PLOT DATE/TIME 11/30/2023 2:26 PM
STATUS PRELIMINARY
DRAWN BY A.D.A. CHECKED BY J.G.P.

NO. DATE REVISION DESCRIPTION

FILE Plat Resubmittal.dwg
XREF 1
XREF 2

KCI TECHNOLOGIES
ENGINEERS
PLANNERS
SCIENTISTS
CONSTRUCTION MANAGERS
7109 N. Bartlett Avenue, Suite 201
Laredo, Texas 78041
Phone: (956)729-7844
TBPE Registration No. F-10573

NEEDMORE DOLORES TRACT 4
INDUSTRIAL SUBDIVISION - PH 1

A TRACT OF LAND CONTAINING 197.959 ACRES, MORE OR LESS, CONVEYED TO NEEDMORE RANCH II, LTD., RECORDED IN VOLUME 1686, PAGES 377, OFFICIAL PUBLIC RECORDS OF WEBB COUNTY, TEXAS

PLAT

2

SHEET 2 2

S:\data\Proj_2023_KCI\762308899_Plat-Master_Plan-197Ac_Needmore_Ranch\cadd\Plat Resubmittal.dwg

City of Laredo

Planning & Zoning Commission

Meeting Date: 5/14/2026 **Final Plats and replats 10A**

SUBJECT
Final consideration of the plat of Embarcadero Southeast Quadrant - Phase 6. The intent is commercial.

PL-100-2026
District VII - Cm. Vanessa Perez

BACKGROUND
APPLICANT: Farias Development, Ltd.
ENGINEER: Camacho-Hernandez & Associates

PROPERTY INFORMATION:
Location: northeast corner of FM 1472 and Bob Bullock Loop (Loop 20)
Size: Approximately 16.5597 acres, more or less
Proposed Development: 1 lot
Current Zoning: B-3 (Highway Commercial District)
Council District: District VII - Cm. Vanessa Perez

STAFF RECOMMENDATION
APPROVAL

NOTICE TO THE DEVELOPER:
N/A

AERIAL LOCATION MAP

NOTES:

1. ALL IMPROVEMENTS AS PER SUBDIVISION ORDINANCE.

2. ACCESS ONTO LOOP 20 (BOB BULLOCK LOOP) AND F.M. 1472 (MINES ROAD) SHALL BE APPROVED BY TxDOT.

3. ALL CURB CUTS SHALL COMPLY WITH THE TRANSPORTATION ELEMENT OF THE CITY OF LAREDO COMPREHENSIVE PLAN.

4. SIDEWALKS AND TREES WILL BE INSTALLED AT THE TIME OF ISSUANCE OF BUILDING PERMITS IN ACCORDANCE WITH THE CITY OF LAREDO LAND DEVELOPMENT CODE.

5. LANDSCAPING SHALL COMPLY WITH THE PROVISIONS OF THE APPENDIX F-2, SECTION 24-83, OF THE CITY OF LAREDO LAND DEVELOPMENT CODE.

6. EXISTING FLOODPLAIN LINES WILL BE UTILIZED FOR THE PURPOSE OF ISSUING BUILDING PERMITS UNTIL A LETTER OF MAP REVISION (LOMR) IS GRANTED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA).

CERTIFICATION OF OWNER
(FARIAS DEVELOPMENT, LTD.)

STATE OF TEXAS
COUNTY OF MIDLAND

I, CHARLES F. HEDGES, JR., THE SENIOR VICE PRESIDENT OF FASKEN MANAGEMENT, LLC., THE GENERAL PARTNER OF FARIAS DEVELOPMENT, LTD., THE UNDERSIGNED OWNER OF THE LAND SHOWN ON THIS PLAT, AND DESIGNATED HEREIN AS EMBARCADERO SOUTHEAST QUADRANT – PHASE 6, IN THE CITY OF LAREDO, COUNTY OF WEBB, 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.

FARIAS DEVELOPMENT, LTD., A TEXAS LIMITED PARTNERSHIP
BY: ITS GENERAL PARTNER, FASKEN MANAGEMENT, LLC,
A TEXAS LIMITED LIABILITY COMPANY

BY: _____

PRINT NAME: CHARLES F. HEDGES, JR.

PRINT TITLE: SENIOR VICE PRESIDENT

STATE OF TEXAS
COUNTY OF MIDLAND

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED CHARLES F. HEDGES, JR., THE SENIOR VICE PRESIDENT OF FASKEN MANAGEMENT, LLC., THE GENERAL PARTNER OF FARIAS DEVELOPMENT, LTD., KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN STATED. GIVEN MY HAND AND SEAL OF OFFICE THIS _____ DAY OF _____, 2025.

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

CERTIFICATE OF ENGINEER

STATE OF TEXAS
COUNTY OF BEXAR

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 BE GRANTED BY THE PLANNING COMMISSION OF THE CITY.

_____ DATE
ARTURO CAMACHO JR.
REGISTERED PROFESSIONAL ENGINEER NO. 91711

STATE OF TEXAS
ARTURO CAMACHO JR.
91711
LICENSED
PROFESSIONAL ENGINEER

CERTIFICATE OF SURVEYOR

STATE OF TEXAS
COUNTY OF WEBB

I, ROBERT J. GILPIN, REGISTERED PROFESSIONAL LAND SURVEYOR DO HEREBY STATE THAT THIS PLAT CORRECTLY REPRESENTS THE RESULTS OF A SURVEY MADE ON THE GROUND UNDER MY SUPERVISION AND DIRECTION AND WAS MADE ACCORDING TO THE LAW, AND THE RULES AND REGULATIONS OF THE TEXAS BOARD OF PROFESSIONAL LAND SURVEYING.

_____ DATE
ROBERT J. GILPIN
REGISTERED PROFESSIONAL LAND SURVEYOR NO. 5944
SURVEY PREPARED BY:
GILPIN ENGINEERING COMPANY
11304 McPHERSON RD., STE. 109
LAREDO, TEXAS 78045

STATE OF TEXAS
REGISTERED
ROBERT J. GILPIN
5944
PROFESSIONAL
LAND SURVEYOR

PLAT–APPROVAL CITY ENGINEER

I HAVE REVIEWED THIS PLAT AND ACCOMPANYING CONSTRUCTION DRAWINGS IDENTIFIED AS "EMBARCADERO SOUTHEAST QUADRANT – PHASE 6" PREPARED BY ARTURO CAMACHO, JR. REGISTERED PROFESSIONAL ENGINEER NO. 91711, AND DATED THE _____ DAY OF _____, 20____, AND HAVE FOUND THEM TO BE IN COMPLIANCE WITH THE SUBDIVISION ORDINANCE OF THE CITY OF LAREDO, TEXAS.

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

PLANNING COMMISSION APPROVAL

THIS PLAT EMBARCADERO SOUTHEAST QUADRANT – PHASE 6 HAS BEEN SUBMITTED TO AND CONSIDERED BY THE PLANNING COMMISSION OF THE CITY OF LAREDO, TEXAS AND IS HEREBY APPROVED BY SUCH COMMISSION OF ____ DAY OF _____, 20____.

_____ DATE
DANIELLA SADA PAZ
CHAIRMAN

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.

_____ DATE
VANESSA GUERRA, AICP
PLANNING DIRECTOR, PLANNING DEPARTMENT

CERTIFICATION OF COUNTY CLERK

FILED OF RECORD AT ____ O'CLOCK ___M. ON THE _____ DAY OF _____, 20____.

DEPUTY : _____

_____
COUNTY CLERK
WEBB COUNTY, TEXAS

STATE OF TEXAS
COUNTY OF WEBB

I, _____, CLERK OF THE COUNTY COURT IN AND FOR THE WEBB COUNTY, DO HEREBY CERTIFY THAT THE FOREGOING INSTRUMENT DATED THE _____ DAY OF _____, 20____, WITH ITS CERTIFICATE OF AUTHENTICATION WAS FILED FOR RECORD IN MY OFFICE ON THE ____ DAY OF _____, 20____, AT ____ O'CLOCK ___M. IN VOLUME _____, PAGE(S) _____ OF THE PLAT RECORDS OF SAID COUNTY.

_____ _____ _____
DEPUTY COUNTY CLERK DATE
WEBB COUNTY, TEXAS

NOTES:

1. ALL IMPROVEMENTS AS PER SUBDIVISION ORDINANCE.
2. ACCESS ONTO LOOP 20 (BOB BULLOCK LOOP) AND F.M. 1472 (MINES ROAD) SHALL BE APPROVED BY TxDOT.
3. ALL CURB CUTS SHALL COMPLY WITH THE TRANSPORTATION ELEMENT OF THE CITY OF LAREDO COMPREHENSIVE PLAN.
4. SIDEWALKS AND TREES WILL BE INSTALLED AT THE TIME OF ISSUANCE OF BUILDING PERMITS IN ACCORDANCE WITH THE CITY OF LAREDO LAND DEVELOPMENT CODE.
5. LANDSCAPING SHALL COMPLY WITH THE PROVISIONS OF THE APPENDIX F-2, SECTION 24-83, OF THE CITY OF LAREDO LAND DEVELOPMENT CODE.
6. EXISTING FLOODPLAIN LINES WILL BE UTILIZED FOR THE PURPOSE OF ISSUING BUILDING PERMITS UNTIL A LETTER OF MAP REVISION (LOMR) IS GRANTED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA).

DETENTION NOTE

STORM WATER DETENTION IS REQUIRED FOR THIS PROPERTY AND IS ACCOUNTED FOR IN AN OFFSITE DETENTION POND LOCATED IN LOT 1, BLOCK 2, EMBARCADERO SOUTHEAST QUADRANT – PHASE 1, RECORDED IN VOLUME _____, PAGES _____ PLAT RECORDS OF WEBB COUNTY, TEXAS.

LEGEND

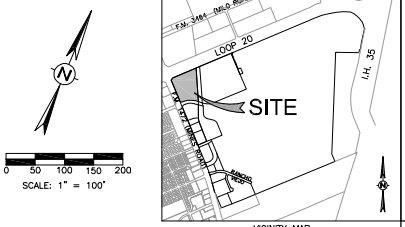
- ● IRON PIN FOUND
- O 1/2" IRON ROD W/ CAP SET
- R.O.W. RIGHT–OF–WAY
- BSL BUILDING SETBACK LINE
- U.E. UTILITY EASEMENT
- S.S.E. SANITARY SEWER EASEMENT
- V.W.C.V.E. VARIABLE–WIDTH CLEAR VISION EASEMENT
- P.R.W.C.T. PLAT RECORDS OF WEBB COUNTY, TEXAS
- O.P.R.W.C.T. OFFICIAL PUBLIC RECORDS OF WEBB COUNTY, TEXAS
- FEMA FLOODPLAIN

SWPPP NOTE

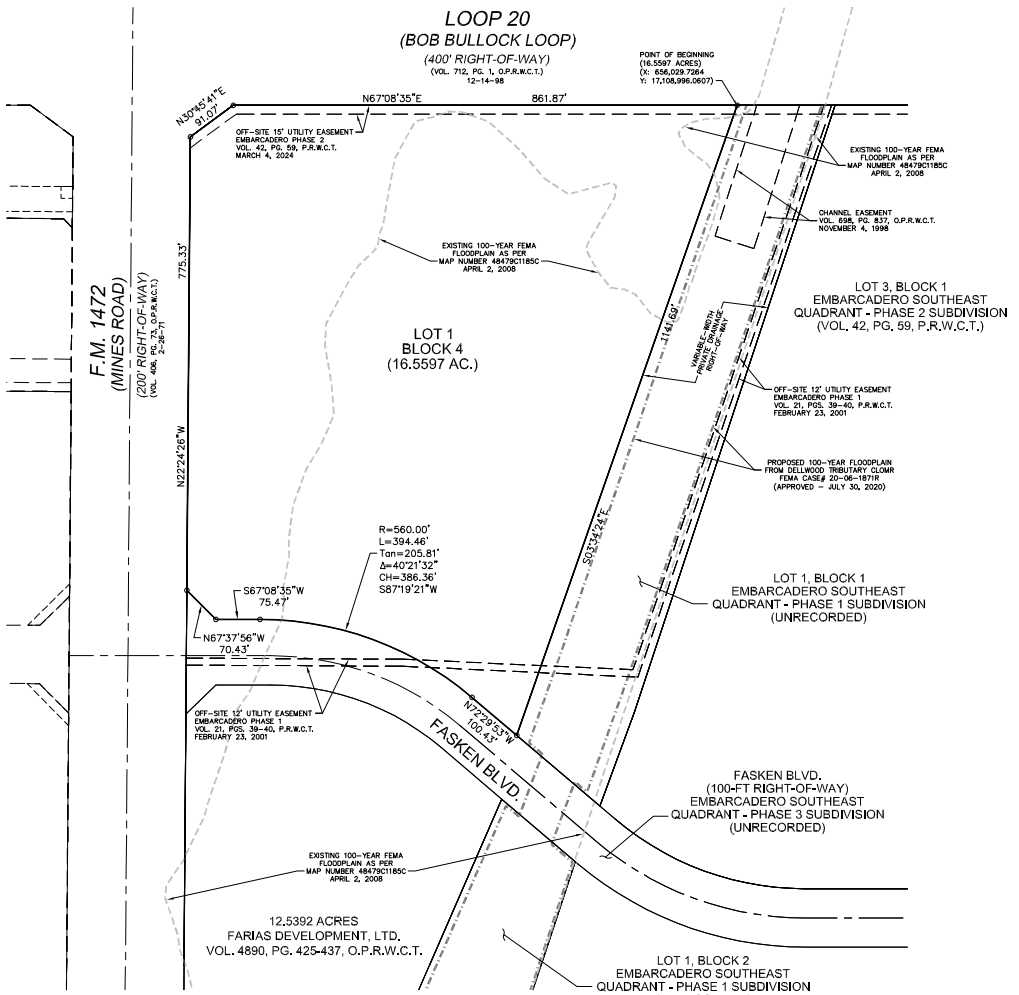
EROSION, SEDIMENT, AND STORM WATER CONTROLS ARE REQUIRED FOR ALL LOT CONSTRUCTION, INCLUDING SINGLE–FAMILY, DUPLEX, MULTI–FAMILY, AND COMMERCIAL PROJECTS, DURING THE BUILDING PERMIT PROCESS. THE LOT OWNER OR BUILDER IS RESPONSIBLE FOR INSTALLING AND MAINTAINING BEST MANAGEMENT PRACTICES (BMP's), SILT 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 (SWPPP) 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.

AREA BEING PLATTED

BEING 16.5597 ACRES AND ESTABLISHING LOT 1, BLOCK 4, OUT OF A 1,530.61 ACRE PARCEL, FASKEN, LTD., RECORDED IN VOLUME 370, PAGES 77–82, OFFICIAL PUBLIC RECORDS OF WEBB COUNTY, TEXAS, AND TRANSFERRED TO FARIAS DEVELOPMENT, LTD. IN VOLUME 4890, PAGES 425–437, OFFICIAL PUBLIC RECORDS OF WEBB COUNTY, TEXAS. SITUATED IN ABSTRACT 48, PORCION 20, ORIGINAL GRANTEE BAUTISTA GARCIA, ABSTRACT 49, PORCION 21, ORIGINAL GRANTEE LEONARDO GARCIA, ABSTRACT 3294, SURVEY 2415, ORIGINAL GRANTEE F & I. FARIAS, AND ABSTRACT 277, PORCION 22, ORIGINAL GRANTEE MARIA DE JESUS SANCHEZ, CITY OF LAREDO, TEXAS.



VICINITY MAP
SCALE: 1"=2,000'



STATE OF TEXAS *
COUNTY OF WEBB*
16.5597 ACRES

FIELD NOTES DESCRIBING A 16.5597 ACRE TRACT, BEING OUT OF A FARIAS DEVELOPMENT, LTD. PROPERTY, RECORDED IN VOLUME 4890, PAGES 425-437, OFFICIAL PUBLIC RECORDS OF WEBB COUNTY, TEXAS, HEREIN DESCRIBED TRACT, SITUATED IN PORCION 20, ABSTRACT 48, ORIGINAL GRANTEE BAUSTISTA GARCIA AND PORCION 21, ABSTRACT 49, ORIGINAL GRANTEE LEONARDO GARCIA, WEBB COUNTY, TEXAS, BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

Commencing at a found ½ inch iron rod, being the northeasterly corner of Embarcadero Southeast Quadrant - Phase 2, recorded in Volume 42, Page 59, Plat Records of Webb County, Texas, same being situated on the southerly right-of-way line of Bob Bullock Loop (Loop 20);

Thence, S67°08'35"W, a distance of 167.17 feet, to a set ½ inch iron rod, for the **POINT OF BEGINNING** of this 16.5597 Acre Tract and the northeasterly corner hereof;

Thence, S30°34'24"E, with the easterly line of herein described tract, a distance of 1141.69 feet, to a set ½ inch iron rod, for the southeasterly corner hereof;

Thence, N72°29'33"W, with the southerly line of herein described tract, a distance of 100.43 feet, to a set ½ inch iron rod, for a point of curvature hereof;

Thence, along a curve to the left, with a chord bearing S87°19'21"W, 386.36 feet, subtended by an arc having a radius of 560.00 feet, with the southerly line of herein described tract, a distance of 394.46 feet, to a set ½ inch iron rod, for a point of tangency hereof;

Thence, S67°08'35"W, with the southerly line of herein described tract, a distance of 75.47 feet, to a set ½ inch iron rod, for a point of deflection hereof;

Thence, N67°37'56"W, with the southerly line of herein described tract, a distance of 70.43 feet, to a set ½ inch iron rod situated on the easterly right of way line of FM 1472 (Mines Road), for the southwesterly corner hereof;

Thence, N22°24'26"W, with the common boundary between herein described tract and FM 1472 (Mines Road), a distance of 775.33 feet, to a set ½ inch iron rod situated on the southerly right-of-way line of Bob Bullock Loop (Loop 20), for the northwesterly corner hereof;

Thence, N30°45'41"E, with the common boundary between herein described tract and Bob Bullock Loop (Loop 20), a distance of 91.07 feet, for a point of deflection hereof;

Thence, N67°08'35"E, with the common boundary between herein described tract and Bob Bullock Loop (Loop 20), a distance of 861.87 feet, to said **POINT OF BEGINNING** containing within these metes and bounds 16.5597 acres, more or less.

BASIS OF BEARINGS:
GPS-NAD83/HARN/CME TEXAS STATE PLANE 4205 COORDINATES, GRID

OWNER & APPLICANT
FARIAS DEVELOPMENT, LTD.
CONTACT PERSON: BEN PUIG, P.E.
11110 MINES ROAD, SUITE 101
LAREDO, TEXAS 78045
TEL: (956) 791–5000
FAX: (956) 791–5055

CH CAMACHOHERNANDEZ & ASSOCIATES, LLC
Engineering · Planning · Transportation · Related Services
5718 University Heights Blvd., Suite 102
San Antonio, Texas 78249
Phone: (210) 599-0009 Fax: (210) 341-6800
TBPE Firm No. F-4478

GILPIN ENGINEERING COMPANY
TEXAS Firm Registration # 10193979
11304 McPherson Road, Suite 109
Laredo, Texas 78045
Phone: (956) 712-0441
Fax: (956) 722-2211
Email: info@gilpinengineering.com

FINAL PLAT

EMBARCADERO SOUTHEAST QUADRANT - PHASE 6

SUBDIVISION PLAT

LAREDO, TEXAS

DATE: 1/22/26
DRAWN BY: P.N.
DESIGNED BY: P.N.
CHECKED BY: A.C.
REVIEWED BY: A.C.
PROJECT NUMBER: 325004.109

SHEET
1
OF 1

City of Laredo

Planning & Zoning Commission

Meeting Date: 5/14/2026 **Final Plats and replats 10B**

SUBJECT
Final consideration of the plat of San Isidro Northeast La Paz Subdivision, Phase 2. The intent is residential.

PL-105-2026
District VI - Cm. Dr. David Tyler King

BACKGROUND
APPLICANT: San Isidro Northeast, LTD
ENGINEER: Slay Engineering Company, Inc.

PROPERTY INFORMATION:
Location: east of International Boulevard and northwest of Cavatina Drive
Size: Approximately 13.67 acres, more or less
Proposed Development: 50 lots
Current Zoning: R-1 (Single Family Residential District)
Council District: District VI - Cm. Dr. David Tyler King

STAFF RECOMMENDATION
APPROVAL

NOTICE TO THE DEVELOPER:
N/A

AERIAL LOCATION MAP

NOTES:

1. SIDEWALKS, DRIVEWAYS, AND TREES WILL BE INSTALLED, AS REQUIRED, AT THE TIME OF ISSUANCE OF BUILDING PERMITS IN ACCORDANCE WITH THE CITY OF LAREDO LAND DEVELOPMENT CODE.

2. ALL CURB CUTS SHALL COMPLY WITH THE TRANSPORTATION ELEMENT OF THE CITY OF LAREDO COMPREHENSIVE PLAN.

3. THE POINT OF BEGINNING FOR THIS SUBDIVISION IS A FOUND 1/2 INCH ROD SITUATED ON THE NORTHEAST CORNER OF PALM LAKE SUBDIVISION, PHASE 1. N: 17117570.94 E: 673615.66

4. HOMEOWNER SHALL NOT CHANGE THE GRADES OR CONSTRUCT FLOW RESTRICTING FENCES, BUILDINGS, STRUCTURES OR OTHER IMPROVEMENTS IN SUCH 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 PERMIT SURFACE WATER RUNOFF TO CONTINUE TO FLOW.

5. LOTS 12 AND 13 BLOCK 1, LOT 7 BLOCK 2, AND LOTS 9-11 BLOCK 4 DRAIN TO THE BACK OF EACH RESPECTIVE LOT. ADEQUATE OPENINGS ON FENCES FOR THESE LOTS SHALL BE MADE TO ALLOW FOR RUNOFF TO LEAVE THE LOT.

6. LOTS 11 AND 12 BLOCK 2 WILL RECEIVE THE RUNOFF FROM LOT 7 BLOCK 2. LOTS 3-5 BLOCK 4 WILL RECEIVE THE RUNOFF FROM LOTS 9 AND 10 BLOCK 4. LOTS 13-15 BLOCK 4 WILL RECEIVE THE RUNOFF FROM LOTS 10 AND 11 BLOCK 4.

7. LOT 4 BLOCK 2, DRAINS PARTIALLY TO THE SIDE. OCIO DR. WILL RECEIVE THE RUNOFF FROM LOT 4 BLOCK 2. LOTS 5 AND 6 BLOCK 2, DRAIN PARTIALLY TO THE BACK. LOT 6 BLOCK 2, WILL PARTIALLY RECEIVE THE RUNOFF FROM LOT 5. LOTS 12 AND 13 BLOCK 2, WILL PARTIALLY RECEIVE THE RUNOFF FROM LOT 6.

8. LOT 30, BLOCK 1 IS UNINHABITABLE.

9. LOT 8, BLOCK 4 ROAD ACCESS WILL ONLY BE THROUGH OCIO DR. ON THE SIDE PART OF THE LOT. LOT 8 SHALL NOT HAVE ACCESS TO THE CUL-DE-SAC ON THE FRONT OF THE LOT.

10. WITHIN THE VISIBILITY TRIANGLE ON LOT 8 BLOCK 4, NO SHRUB, TREE, PLANT, OR STRUCTURE SHALL BE PERMITTED TO EXCEED A HEIGHT OF TWENTY-FOUR (24) INCHES, AS MEASURED FROM THE CENTERLINE OF THE ADJACENT ROADWAY.

The record of this drawing is on file at the offices of Slay Engineering Company, Inc., 9901 McPherson Avenue, Suite 104, Laredo, Texas. This document is released for the purpose of reference, coordination, and/of facility management under the authority of the named professional, registration number and date on the seal affixed. COPYRIGHT 2026, Slay Engineering Company, Inc.
This document was prepared using computer assisted design and drafting equipment and saved on magnetic media. Neither the printed document nor the magnetic media may be altered or amended by any party other than Slay Engineering Company, Inc.

Curve Table

Curve #	Length	Radius	Delta	Chord Direction	Chord Length
C1	28.98'	405.14'	4.10'	N15° 28' 23"W	28.97'
C2	121.81'	325.00'	21.47'	S30° 05' 09"W	121.10'
C3	203.79'	325.00'	35.93'	S1° 23' 05"W	200.47'
C4	44.92'	325.00'	7.92'	S61° 31' 24"W	44.88'
C5	96.76'	1305.00'	4.25'	S55° 26' 25"W	96.74'
C6	237.65'	4944.70'	2.75'	S51° 56' 21"W	237.63'
C7	254.97'	330.00'	44.27'	N59° 53' 12"W	248.67'
C8	182.30'	640.14'	16.32'	N5° 15' 55"W	181.69'
C9	99.69'	615.14'	9.29'	N18° 03' 59"W	99.58'
C10	220.21'	300.00'	42.06'	S88° 19' 12"W	215.30'
C11	75.25'	300.00'	14.37'	N41° 28' 54"W	75.05'
C12	90.61'	200.00'	25.96'	S35° 41' 17"E	89.84'
C13	206.53'	350.00'	33.81'	N72° 36' 34"E	203.55'
C14	33.60'	250.00'	7.70'	S85° 39' 52"W	33.57'
C15	90.61'	590.14'	8.80'	N17° 49' 21"W	90.52'
C16	9.99'	10.50'	54.53'	N49° 29' 18"W	9.62'
C17	161.68'	50.00'	185.28'	S15° 52' 59"W	99.89'
C18	7.56'	10.50'	41.23'	N87° 54' 23"E	7.39'
C19	238.56'	325.00'	42.06'	S88° 19' 12"W	233.24'
C20	35.01'	325.00'	6.17'	S16° 15' 46"W	34.99'
C21	13.84'	10.50'	75.50'	S71° 35' 56"W	12.86'
C22	179.96'	70.00'	147.30'	S72° 30' 10"E	134.34'
C23	15.20'	10.50'	82.95'	N40° 19' 37"W	13.91'
C24	148.35'	275.00'	30.91'	S82° 44' 45"W	146.56'
C25	79.29'	175.00'	25.96'	S35° 41' 17"E	78.61'
C26	81.52'	325.00'	14.37'	N41° 28' 54"W	81.31'
C27	87.36'	1305.00'	3.84'	S55° 38' 47"W	87.35'
C28	221.29'	375.00'	33.81'	N72° 36' 34"E	218.09'
C29	30.24'	225.00'	7.70'	S85° 39' 52"W	30.22'
C30	90.01'	640.14'	8.06'	N8° 11' 09"W	89.94'
C31	36.96'	275.00'	7.70'	S85° 39' 52"W	36.93'
C32	191.78'	325.00'	33.81'	N72° 36' 34"E	189.01'
C33	63.43'	275.00'	13.22'	N42° 03' 34"W	63.29'
C34	101.94'	225.00'	25.96'	S35° 41' 17"E	101.07'
C35	103.74'	640.14'	9.29'	N18° 03' 59"W	103.62'
C36	33.26'	440.14'	4.33'	N15° 35' 18"W	33.25'
C37	220.41'	400.00'	31.57'	S40° 14' 52"W	217.63'
C38	108.64'	400.00'	15.56'	S48° 15' 09"W	108.31'
C39	111.77'	400.00'	16.01'	S32° 28' 01"W	111.40'
C40	43.84'	325.00'	7.73'	S36° 57' 32"W	43.80'
C41	40.80'	325.00'	7.19'	S29° 29' 54"W	40.77'
C42	37.17'	325.00'	6.55'	S22° 37' 31"W	37.15'
C43	38.53'	325.00'	6.79'	N74° 02' 53"W	38.51'
C44	56.96'	325.00'	10.04'	N82° 27' 56"W	56.89'
C45	58.35'	325.00'	10.29'	S87° 22' 11"W	58.28'
C46	59.44'	325.00'	10.48'	S76° 59' 11"W	59.36'
C47	25.27'	325.00'	4.46'	S69° 31' 08"W	25.27'
C48	41.54'	50.00'	47.60'	N84° 43' 21"E	40.35'
C49	52.36'	50.00'	60.00'	N30° 55' 24"E	50.00'
C50	67.79'	50.00'	77.68'	N37° 54' 58"W	62.71'
C51	13.51'	640.14'	1.21'	N12° 49' 08"W	13.51'
C52	71.01'	629.33'	6.46'	S16° 37' 44"E	70.97'
C53	32.73'	592.25'	3.17'	S21° 11' 06"E	32.72'
C54	33.12'	225.00'	8.43'	N26° 55' 32"W	33.09'
C55	51.89'	225.00'	13.21'	N37° 44' 57"W	51.77'
C56	16.93'	225.00'	4.31'	N46° 30' 42"W	16.93'
C57	37.27'	275.00'	7.77'	N44° 47' 05"W	37.24'
C58	26.16'	275.00'	5.45'	N38° 10' 37"W	26.15'
C59	125.49'	325.00'	22.12'	N66° 45' 56"E	124.71'
C60	66.30'	325.00'	11.69'	S83° 40' 14"W	66.18'

Curve Table

Curve #	Length	Radius	Delta	Chord Direction	Chord Length
C61	4.85'	275.00'	1.01'	N89° 00' 33"E	4.85'
C62	32.11'	275.00'	6.69'	N85° 09' 33"E	32.09'
C63	122.13'	330.00'	21.20'	N48° 21' 17"W	121.43'
C64	67.56'	330.00'	11.73'	N64° 49' 20"W	67.45'
C65	65.27'	330.00'	11.33'	N76° 21' 16"W	65.17'
C66	78.78'	640.14'	7.05'	N0° 37' 55"W	78.73'
C67	12.84'	225.00'	3.27'	S83° 26' 58"W	12.84'
C68	17.39'	225.00'	4.43'	S87° 17' 59"W	17.39'
C69	32.76'	375.00'	5.00'	N87° 00' 43"E	32.75'
C70	50.04'	375.00'	7.65'	N80° 41' 13"E	50.00'
C71	50.04'	375.00'	7.65'	N73° 02' 31"E	50.00'
C72	88.46'	375.00'	13.52'	N62° 27' 43"E	88.25'
C73	9.39'	1305.00'	0.41'	S53° 31' 20"W	9.39'
C74	84.17'	4944.70'	0.98'	S52° 49' 42"W	84.17'
C75	52.53'	4944.70'	0.61'	S52° 02' 11"W	52.53'
C76	52.04'	4944.70'	0.60'	S51° 25' 50"W	52.04'
C77	48.91'	4944.70'	0.57'	S50° 50' 45"W	48.91'
C78	47.97'	325.00'	8.46'	S38° 31' 27"E	47.93'
C79	33.55'	325.00'	5.91'	N45° 42' 37"W	33.53'
C80	27.56'	175.00'	9.02'	S44° 09' 19"E	27.54'
C81	51.72'	175.00'	16.93'	S31° 10' 33"E	51.53'
C82	12.66'	275.00'	2.64'	S68° 36' 38"W	12.66'
C83	135.69'	275.00'	28.27'	S84° 03' 54"W	134.32'
C84	25.72'	70.00'	21.06'	N9° 22' 56"W	25.58'
C85	40.57'	70.00'	33.20'	N36° 30' 42"W	40.00'
C86	40.57'	70.00'	33.20'	N69° 42' 53"W	40.00'
C87	40.57'	70.00'	33.20'	S77° 04' 56"W	40.00'
C88	32.54'	70.00'	26.63'	S47° 09' 54"W	32.24'
C89	52.24'	325.00'	9.21'	S8° 34' 19"W	52.18'
C90	116.55'	325.00'	20.55'	S6° 18' 22"E	115.92'
C91	8.63'	325.00'	1.52'	S64° 43' 20"W	8.63'
C92	36.29'	325.00'	6.40'	S60° 45' 47"W	36.27'

Line Table

Line #	Length	Direction
L1	29.77'	S23° 34' 12.22"W
L2	24.32'	S65° 28' 57.31"W
L3	28.28'	N64° 20' 55.40"E
L4	29.35'	S27° 51' 20.06"E
L5	28.28'	S22° 17' 28.40"W
L6	5.00'	N22° 42' 31.60"W
L7	28.66'	S78° 31' 52.07"E
L8	28.66'	S9° 56' 09.42"W
L9	28.28'	N79° 17' 44.44"W
L10	39.35'	N81° 48' 51.09"E
L11	29.05'	N38° 22' 51.00"E
L12	29.05'	N54° 45' 08.82"W
L13	39.35'	N81° 48' 51.09"E
L14	12.36'	N55° 42' 15.56"E
L15	28.24'	N10° 37' 27.04"E
L16	5.00'	N22° 42' 31.60"W
L17	28.28'	N67° 42' 31.60"W
L18	28.28'	N22° 17' 28.40"E
L19	9.04'	S22° 42' 31.60"E

STATE OF TEXAS *
COUNTY OF WEBB*
13.6673 ACRES

FIELD NOTES DESCRIBING AN 13.6673 ACRE TRACT, BEING OUT OF A 580.55 ACRE TRACT, RECORDED IN VOLUME 1450, PAGES 868-874, OFFICIAL PUBLIC RECORDS OF WEBB COUNTY, TEXAS AND OUT OF A 217.14 ACRE TRACT, RECORDED IN VOLUME 3355, PAGES 170-178, OFFICIAL PUBLIC RECORDS OF WEBB COUNTY, TEXAS. HEREIN DESCRIBED TRACT, SITUATED IN PORCION 20, ABSTRACT 48, ORIGINAL GRANTEE BAUSTISTA GARCIA, BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

Beginning at a found ½ inch iron rod, being the northwesterly corner of San Isidro Northeast La Paz, Subdivision, recorded in Volume 38, Pages 57-60, Plat Records of Webb County, Texas and situated on the easterly line of San Isidro Northeast Subdivision, Phase 11, recorded in Volume 32, Pages 14-15, Plat Records of Webb County, Texas, for the **POINT OF BEGINNING** of this 13.6673 Acre Tract and an exterior corner hereof;

Thence, along a curve to the left, with a chord bearing N15°28'23"W, 28.97 feet, subtended by an arc having a radius of 405.14 feet, with the common boundary between herein described tract and said San Isidro Northeast Subdivision, Phase 11, a distance of 28.98 feet, to a set ½ inch iron rod, for a point of deflection hereof;

Thence, N23°12'26"W, with the common boundary between herein described tract and said San Isidro Northeast Subdivision, Phase 11, a distance of 265.68 feet, to a set ½ inch iron rod situated on the common boundary between said 580.55 Acre tract and Killam "K-1" Tract, recorded in Volume 12, Pages 779-777, Deed Records of Webb County, Texas, for the **northwesterly corner** hereof;

Thence, N67°17'28"E, with the common boundary between said 580.55 Acre Tract and said Killam "K-1" Tract, same being the northerly line of herein described tract, a distance of 697.62 feet, to a found fence corner post being the northeast corner of said 580.55 Acre Tract and the northwest corner of said 217.14 Acre Tract, for a point of deflection hereof;

Thence, N67°16'40"E, with the common boundary between said 217.14 Acre Tract and said Killam "K-1" Tract, same being the northerly line of herein described tract, a distance of 505.50 feet, to a set ½ inch iron rod, for the **northeasterly corner** hereof;

Thence, S22°47'19"E, with the easterly line of herein described tract, a distance of 20.00 feet, to a found ½ iron rod being the northwesterly corner of San Isidro Northeast La Paz Subdivision, recorded in Volume 38, Pages 57-60, Plat Records of Webb County, Texas, continuing along the same bearing, a distance of 154.78 feet, with the common boundary between herein described tract and said San Isidro Northeast La Paz Subdivision, for a total distance of 174.78 feet, to a found ½ inch iron rod, for a point on a curve hereof;

Thence, along a curve to the left, with a chord bearing S30°05'09"W, 121.10 feet, subtended by an arc having a radius of 325.00 feet, with the common boundary between herein described tract and said San Isidro Northeast La Paz Subdivision, a distance of 121.81 feet, to a found ½ inch iron rod, for a point of tangency hereof;

Thence, S19°20'55"W, with the common boundary between herein described tract and said San Isidro Northeast La Paz Subdivision, a distance of 184.05 feet, to a found ½ inch iron rod, for a point of curvature hereof;

Thence, along a curve to the left, with a chord bearing S1°23'05"W, 200.47 feet, subtended by an arc having a radius of 325.00 feet, with the common boundary between herein described tract and said San Isidro Northeast La Paz Subdivision, a distance of 203.79 feet, to a found ½ inch iron rod, for a point of deflection hereof;

Thence, S23°34'12"W, with the common boundary between herein described tract and said San Isidro Northeast La Paz Subdivision, a distance of 29.77 feet, to a found ½ inch iron rod, for a point of deflection hereof;

Thence, S65°28'57"W, with the common boundary between herein described tract and said San Isidro Northeast La Paz Subdivision, a distance of 24.32 feet, to a found ½ inch iron rod, for a point of curvature hereof;

Thence, along a curve to the left, with a chord bearing S61°31'24"W, 44.88 feet, subtended by an arc having a radius of 325.00 feet, with the common boundary between herein described tract and said San Isidro Northeast La Paz Subdivision, a distance of 44.92 feet, to a found ½ inch iron rod, for a point of tangency hereof;

Thence, S57°33'51"W, with the common boundary between herein described tract and said San Isidro Northeast La Paz Subdivision, a distance of 163.44 feet, to a found ½ inch iron rod, for a point of curvature hereof;

Thence, along a curve to the left, with a chord bearing S55°26'25"W, 96.74 feet, subtended by an arc having a radius of 1305.00 feet, with the common boundary between herein described tract and said San Isidro Northeast La Paz Subdivision, a distance of 96.76 feet, to a found ½ inch iron rod, for a point of compound curvature hereof;

Thence, along a curve to the left, with a chord bearing S51°56'21"W, 237.63 feet, subtended by an arc having a radius of 4944.70 feet, with the common boundary between herein described tract and said San Isidro Northeast La Paz Subdivision, a distance of 237.65 feet, to a found ½ inch iron rod, for the **southerly corner** hereof;

Thence, along a curve to the left, with a chord bearing N59°53'12"W, 248.67 feet, subtended by an arc having a radius of 330.00 feet, with the common boundary between herein described tract and said San Isidro Northeast La Paz Subdivision, a distance of 254.97 feet, to a found ½ inch iron rod, for a point of deflection hereof;

Thence, along a curve to the left, with a chord bearing N5°15'55"W, 181.69 feet, subtended by an arc having a radius of 640.14 feet, with the common boundary between herein described tract and said San Isidro Northeast La Paz Subdivision, a distance of 182.30 feet, to a found ½ inch iron rod, for a point of deflection hereof;

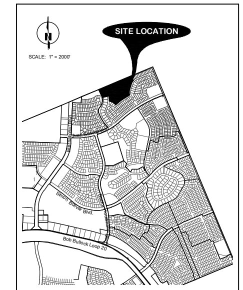
Thence, S76°34'34"W, with the common boundary between herein described tract and said San Isidro Northeast La Paz Subdivision, a distance of 235.00 feet, for said **POINT OF BEGINNING** containing within these metes and bounds 13.6673 acres, more or less.

Block	Lot	Acreage	SQ.FT.
1	12	0.3022	13164
	13	0.2679	11671
	14	0.3266	14226
	15	0.2243	9769
	16	0.1928	8400
	17	0.1928	8400
	18	0.1928	8400
	19	0.1928	8400
	20	0.1928	8400
	21	0.1930	8408
	22	0.2097	9134
	23	0.2375	10348
	24	0.2258	9836
	25	0.2066	9001
	26	0.2106	9174
	27	0.2569	11189
	28	0.2758	12015
	29	0.2655	11565
	30	1.6746	72947
Total Lots in Block 1 = 19			

Block	Lot	Acreage	SQ.FT.
2	4	0.1635	7124
	5	0.1760	7668
	6	0.1834	7988
	7	0.1599	6963
	8	0.1766	7691
	9	0.1640	7144
	10	0.1681	7324
	11	0.1387	6040
	12	0.1424	6202
	13	0.1517	6608
Total Lots in Block 3 = 10			

Block	Lot	Acreage	SQ.FT.
3	1	0.1907	8309
	2	0.2017	8786
	3	0.1983	8639
	4	0.1852	8068
	5	0.1554	6771
	6	0.1451	6319
	7	0.1612	7024
Total Lots in Block 2 = 7			

Block	Lot	Acreage	SQ.FT.
4	1	0.1542	6716
	2	0.1584	6900
	3	0.1584	6900
	4	0.1584	6900
	5	0.1597	6956
	6	0.1714	7465
	7	0.1836	7999
	8	0.2025	8819
	9	0.2114	9210
	10	0.2311	10065
	11	0.1760	7666
	12	0.2035	8863
	13	0.1825	7952
	14	0.1619	7051
	15	0.1723	7503
Total Lots in Block 4 = 15			



VICINITY MAP

LEGEND

- FOUND 1/2"Ø IRON ROD
- SET 1/2"Ø IRON ROD
- EXISTING PROPERTY BOUNDARY
- EXISTING RIGHT-OF-WAY LINE
- EXISTING RIGHT-OF-WAY CENTER LINE
- EXISTING PROPERTY LOT LINE
- EXISTING BUILDING SETBACK LINE
- EXISTING UTILITY EASEMENT LINE
- EXISTING DRAINAGE EASEMENT LINE
- PROPOSED PROPERTY BOUNDARY
- PROPOSED RIGHT-OF-WAY LINE
- PROPOSED RIGHT-OF-WAY CENTERLINE
- PROPOSED PROPERTY LOT LINE
- PROPOSED UTILITY EASEMENT LINE
- PROPOSED DRAINAGE EASEMENT LINE
- PROPOSED BUILDING SETBACK LINE
- P.O.C. POINT OF COMMENCEMENT
- P.O.B. POINT OF BEGINNING
- U.C. UTILITY CONDUITS DESIGNATION
- D.E. DRAINAGE EASEMENT DESIGNATION
- U.E. UTILITY EASEMENT DESIGNATION
- B.S. BUILDING SETBACK DESIGNATION

NOTES:

1. SIDEWALKS, DRIVEWAYS, AND TREES WILL BE INSTALLED, AS REQUIRED, AT THE TIME OF ISSUANCE OF BUILDING PERMITS IN ACCORDANCE WITH THE CITY OF LAREDO LAND DEVELOPMENT CODE.

2. ALL CURB CUTS SHALL COMPLY WITH THE TRANSPORTATION ELEMENT OF THE CITY OF LAREDO COMPREHENSIVE PLAN.

3. THE POINT OF BEGINNING FOR THIS SUBDIVISION IS A FOUND 1/2 INCH ROD SITUATED ON THE NORTHEAST CORNER OF PALM LAKE SUBDIVISION, PHASE 1. N: 17117570.94 E: 673615.66

4. HOMEOWNER SHALL NOT CHANGE THE GRADES OR CONSTRUCT FLOW RESTRICTING FENCES, BUILDINGS, STRUCTURES OR OTHER IMPROVEMENTS IN SUCH 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 PERMIT SURFACE WATER RUNOFF TO CONTINUE TO FLOW.

5. LOTS 12 AND 13 BLOCK 1, LOT 7 BLOCK 2, AND LOTS 9-11 BLOCK 4 DRAIN TO THE BACK OF EACH RESPECTIVE LOT. ADEQUATE OPENINGS ON FENCES FOR THESE LOTS SHALL BE MADE TO ALLOW FOR RUNOFF TO LEAVE THE LOT.

6. LOTS 11 AND 12 BLOCK 2 WILL RECEIVE THE RUNOFF FROM LOT 7 BLOCK 2. LOTS 3-5 BLOCK 4 WILL RECEIVE THE RUNOFF FROM LOTS 9 AND 10 BLOCK 4. LOTS 13-15 BLOCK 4 WILL RECEIVE THE RUNOFF FROM LOTS 10 AND 11 BLOCK 4.

7. LOT 4 BLOCK 2, DRAINS PARTIALLY TO THE SIDE. OCIO DR. WILL RECEIVE THE RUNOFF FROM LOT 4 BLOCK 2. LOTS 5 AND 6 BLOCK 2, DRAIN PARTIALLY TO THE BACK. LOT 6 BLOCK 2, WILL PARTIALLY RECEIVE THE RUNOFF FROM LOT 5. LOTS 12 AND 13 BLOCK 2, WILL PARTIALLY RECEIVE THE RUNOFF FROM LOT 6.

8. LOT 30, BLOCK 1 IS UNINHABITABLE.

9. LOT 8, BLOCK 4 ROAD ACCESS WILL ONLY BE THROUGH OCIO DR. ON THE SIDE PART OF THE LOT. LOT 8 SHALL NOT HAVE ACCESS TO THE CUL-DE-SAC ON THE FRONT OF THE LOT.

10. WITHIN THE VISIBILITY TRIANGLE ON LOT 8 BLOCK 4, NO SHRUB, TREE, PLANT, OR STRUCTURE SHALL BE PERMITTED TO EXCEED A HEIGHT OF TWENTY-FOUR (24) INCHES, AS MEASURED FROM THE CENTERLINE OF THE ADJACENT ROADWAY.

CERTIFICATE OF OWNER

STATE OF TEXAS
COUNTY OF WEBB

I, San Isidro Northeast, LTD., the undersigned owner of the land shown on this plat, designated herein as San Isidro Northeast La Paz Subdivision, Phase 2 in the City of Laredo, County of Webb, Texas whose name is subscribed hereto, hereby dedicate the use to the public forever all streets, drains, easements, and public places thereon shown, for the purpose and consideration therein expressed.

__________ ______________ ______________
SAN ISIDRO NORTHEAST, LTD DATE

BY: SAN ISIDRO MANAGEMENT, L.C.
ITS GENERAL PARTNER
BY: PAT MURPHY
VICE PRESIDENT

STATE OF TEXAS
COUNTY OF WEBB

Before me, the undersigned authority, on this day personally appeared, ___________________, known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purposes and considerations therein stated.

WITNESS MY HAND AND SEAL THIS _____ OF _________, 2026.

______________________ ______________________
NOTARY PUBLIC IN AND FOR 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 __________, 2026.

By: ___________________________

Title: ___________________________, as an act and deed of ___________________________________.

STATE OF TEXAS
COUNTY OF WEBB

Before me, the undersigned authority personally appeared.

____
(NAME)

____
(TITLE)

____
(FINANCIAL INSTITUTION)

Known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for the purpose and consideration therein expressed and in the capacity therein stated.

WITNESS MY HAND AND SEAL OF OFFICE THIS _____ DAY OF _______________, 2026.

___________________________ ___________________________
NOTARY PUBLIC MY COMMISSION EXPIRES

CERTIFICATE OF ENGINEER

STATE OF TEXAS
COUNTY OF WEBB

I, Ramiro Ibarra, a Registered Professional Engineer in the State of Texas, 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 this subdivision ordinance, except for those variances that may have been granted by the Planning Commission of the City.

____
RAMIRO IBARRA, P.E. #109982

____
DATE

CERTIFICATE OF SURVEYOR

STATE OF TEXAS
COUNTY OF WEBB

I, Robert J, Gilpin, a Registered Professional Land Surveyor in the State of Texas, hereby certify that this plat is true and correct and was prepared by an actual survey of the property made under my supervision, on the ground, that the corner monuments shown thereon will be properly placed under my supervision.

____
ROBERT J. GILPIN, R.P.L.S. #5922

____
DATE

PLAT APPROVAL-CITY ENGINEER

I have reviewed this plat and accompanying construction drawings identified as San Isidro Northeast La Paz Subdivision, Phase 2 prepared by Slay Engineering Company, Inc., Ramiro Ibarra, Registered Professional Engineer No. 109982, and dated the _________ with the last revised date on __________and have found them in compliance with the Subdivision Ordinance of the City of Laredo, Texas.

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

____
DATE

PLANNING COMMISSION APPROVAL

This plat, San Isidro Northeast La Paz Subdivision, Phase 2 has been submitted to and considered by the Planning Commission of the City of Laredo, Webb County, Texas, and is hereby approved by such Commission on the __________.

__________ ______________
DANIELLA SADA PAZ - COMMISSION CHAIR

____
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 __________.

____
VANESSA GUERRA, AICP - PLANNING DIRECTOR

CERTIFICATE OF COUNTY CLERK

STATE OF TEXAS
COUNTY OF WEBB

I, ______________________, Clerk of the County Court in and for Webb County, Texas, do hereby certify that the foregoing instrument dated the ______ day of ______________ 2026 with the certificate of authentication was filed of record in my office on the ______ day of _____________, 2026 at _____ o'clock __.m. in Volume _____, Page(s) __________ of the map records of said County.

WITNESS MY HAND AND SEAL THIS _____ DAY OF _________, 2026.

____
DEPUTY COUNTY CLERK
WEBB COUNTY, TEXAS

OWNER INFORMATION
San Isidro Northeast, Ltd.
9901 McPherson Rd, Ste 201
Laredo, Texas 78045
(956) 796-1101

DRAWN BY E. IBARRA
DESIGNED BY R. IBARRA
CHECKED BY R. IBARRA
APPROVED BY M. SLAY

SLAY ENGINEERING
Company, Inc.
REGISTRATION NUMBER F-1901
9901 McPherson Road, Suite 104
Laredo, Texas 78041
(956) 791-0405 - tel.
(956) 791-1703 - fax.
EST. 1982

DATE PLOTTED: April 22, 2026

ISSUED

#	DATE	DESCRIPTION
1	01.07.26	Preliminary Plat
2	02.20.26	One Stop Shop
3	03.20.26	One Stop Shop
4	04.16.26	One Stop Shop
5	04.21.26	One Stop Shop
6	04.22.26	Final Plat
7		
8		

PROJECT NO.: 26.001

DRAWING NAME: La Paz Ph2 - 2.0 Plat.dwg

REFERENCE DRAWING: x.LaPaz 2 - Base

PROJECT TITLE

San Isidro Northeast
La Paz Subdivision, Phase 2
a 13.6673 acre tract of land being out of a 582.4237 acre tract of land called to contain 580.55 acres as recorded in vol. 1450, p. 868-873. O.P.R.W.C.T. and out of a 217.14 acre tract of land recorded in vol. 3355, p.170-178. W.C.D.R.

SHEET TITLE

PLAT

SCALE: 1" = 100'

SHEET 01 OF 01 — 2.0

City of Laredo

Planning & Zoning Commission

Meeting Date: 5/14/2026 **Final Plats and replats 10C**

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

PL-106-2026
District III - Cm. Melissa Cigarroa

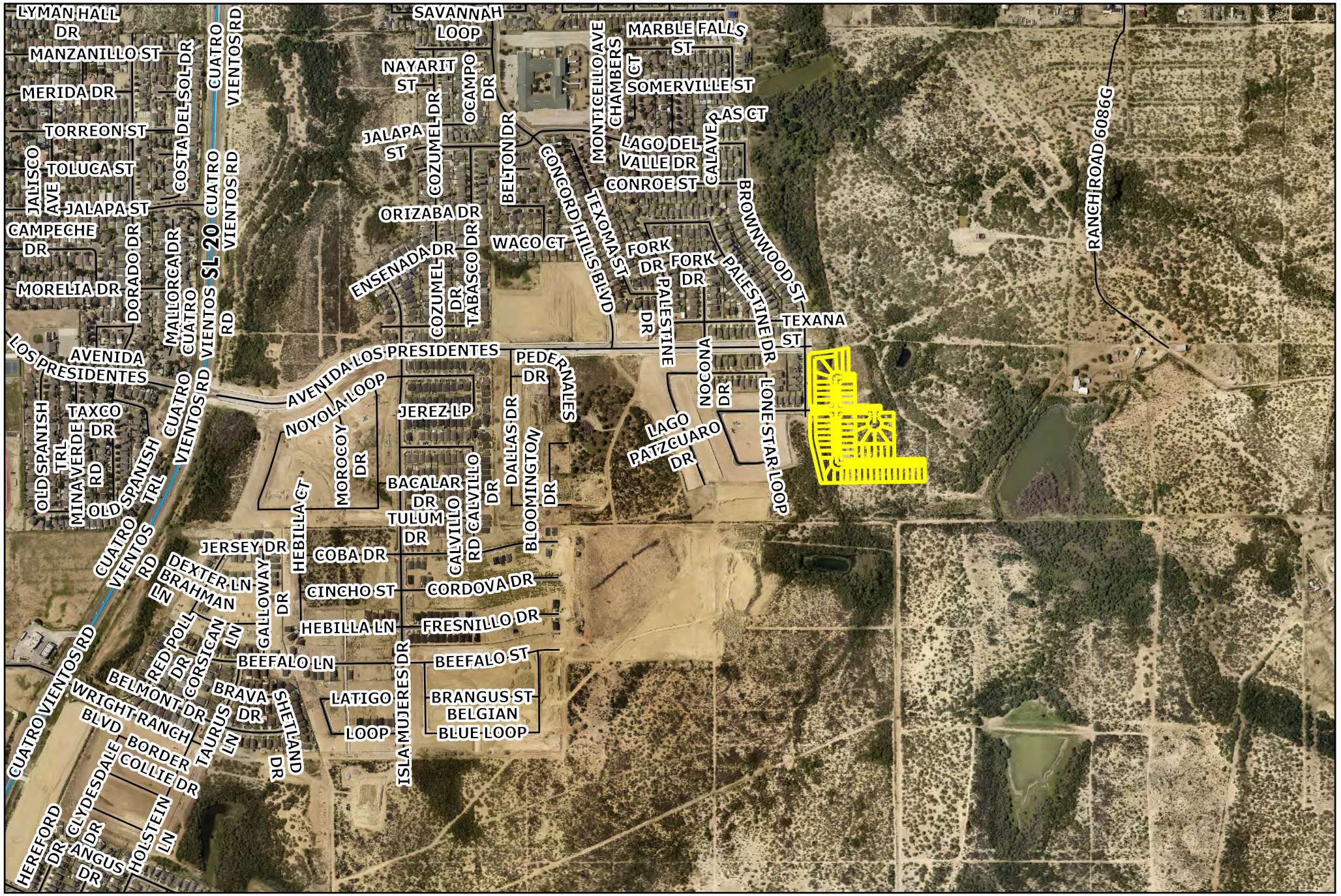
BACKGROUND
APPLICANT: Agave Investments, LLC
ENGINEER: Crane Engineering

PROPERTY INFORMATION:
Location: east of Cuatro Vientos and southeast of Avenida Los Presidentes Boulevard and Brownwood Street
Size: Approximately 10.39 acres, more or less
Proposed Development: 60 lots
Current Zoning: R-1 (Single Family Residential District) and R-1A (Single Family Reduced District)
Council District: District III - Cm. Melissa Cigarroa

STAFF RECOMMENDATION
APPROVAL

NOTICE TO THE DEVELOPER:
N/A

AERIAL LOCATION MAP



NOTES

1. Driveways, sidewalks, and trees will be installed at the time of issuance of building permits in accordance with the City of Laredo Land Development Code.

2. All curb cuts shall comply with the transportation element of the City of Laredo Comprehensive Plan.

3. No garage or carport which receives access from side yard on any corner lot shall be located less than twenty (20) feet from property line.

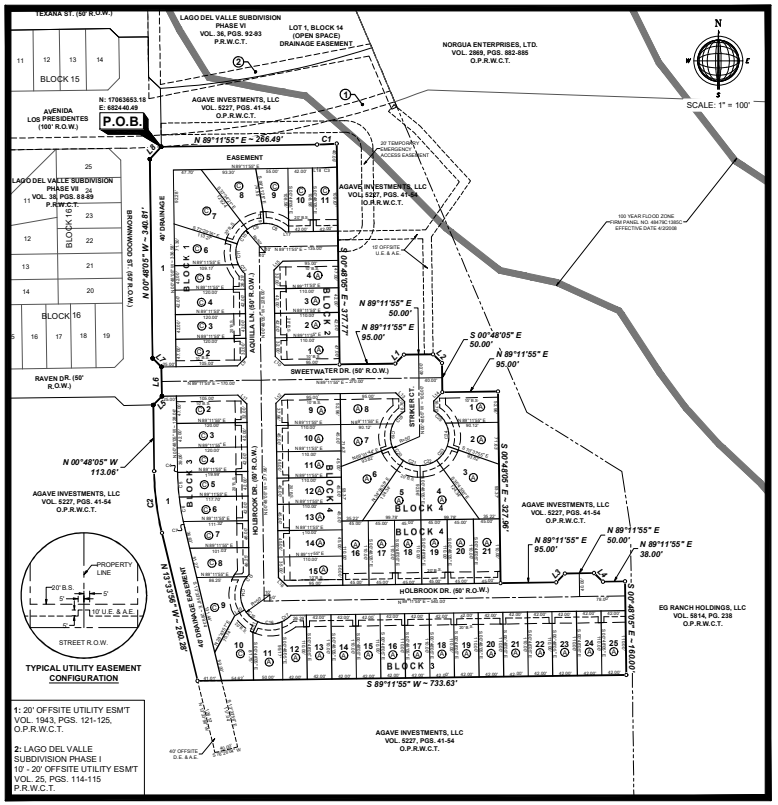
4. GPS coordinate for Point of Beginning is: N: 17063653.18 E: 682440.49

5. The setback lines indicated on the plat shall be for reference only. The official setback line shall be determined based on the current zoning district in accordance to Section 24.77.1 of the City of Laredo Land Development Code.

6. Lot 1, Block 1 and Lot 1, Block 3 are unbuildable lots, are to be used as drainage easements, and will be maintained by Webb County Drainage District No. 1.

7. 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.

8. The 20' wide temporary emergency access easement shall remain until a second access is constructed.



TYPICAL UTILITY EASEMENT CONFIGURATION

1: 20' OFFSITE UTILITY ESM'T VOL. 1943, PGS. 121-125, O.P.R.W.C.T.

2: LAGO DEL VALLE SUBDIVISION PHASE I 10' - 20' OFFSITE UTILITY ESM'T VOL. 25, PGS. 114-115 P.R.W.C.T.

LEGAL DESCRIPTION - 10.50 ACRE TRACT

Being a 10.50 acre tract of land partially out of the Agave Investments, LLC tract recorded in Volume 5227, Pages 41-54, Official Public Records, Webb County, Texas, and being more particulary metes and bounds as follows to wit:

BEGINNING ½" iron rod found at an exterior corner of Lago Del Valle Subdivision, Phase VII recorded in Volume 38, Pages 88-89, Plat Records, Webb County, Texas;

THENCE, over and across said Agave Investments, LLC tract, the following courses and distances:

North 89 degrees 11 minutes 55 seconds East, 266.49 feet to a ½" ***iron rod set*** for the beginning of a curve to the left with a radius of ***475.00 feet,*** for a point of curvature hereof;

Along said curve to the left a distance of ***33.56 feet (Chord bearing: North 87 degrees 10 minutes 29 seconds East, 33.55 feet)*** to a ½" ***iron rod set*** for the most northerly northeast corner hereof;

South 00 degrees 48 minutes 05 seconds East, 377.77 feet to a ½" ***iron rod set*** for an interior corner hereof;

North 89 degrees 11 minutes 55 seconds East, 95.00 feet to a ½" ***iron rod set*** for a point of deflection hereof;

North 44 degrees 11 minutes 55 seconds East, 21.21 feet to a ½" ***iron rod set*** for a point of deflection hereof;

North 89 degrees 11 minutes 55 seconds East, 50.00 feet to a ½" ***iron rod set*** for a point of deflection hereof;

South 45 degrees 48 minutes 05 seconds East, 21.21 feet to a ½" ***iron rod set*** for a point of deflection hereof;

South 00 degrees 48 minutes 05 seconds East, 50.00 feet to a ½" ***iron rod set*** for an interior corner hereof;

North 89 degrees 11 minutes 55 seconds East, 95.00 feet to a ½" ***iron rod set*** for an exterior corner hereof;

South 00 degrees 48 minutes 05 seconds East, 327.96 feet to a ½" ***iron rod set*** for an interior corner hereof;

North 89 degrees 11 minutes 55 seconds East, 95.00 feet to a ½" ***iron rod set*** for a point of deflection hereof;

North 44 degrees 11 minutes 55 seconds East, 21.21 feet to a ½" ***iron rod set*** for a point of deflection hereof;

North 89 degrees 11 minutes 55 seconds East, 50.00 feet to a ½" ***iron rod set*** for a point of deflection hereof;

South 45 degrees 48 minutes 05 seconds East, 21.21 feet to a ½" ***iron rod set*** for a point of deflection hereof;

North 89 degrees 11 minutes 55 seconds East, 38.00 feet to a ½" ***iron rod set*** for an exterior corner hereof;

South 00 degrees 48 minutes 05 seconds East, 160.00 feet to a ½" ***iron rod set*** for the most southerly southeast corner hereof;

South 89 degrees 11 minutes 55 seconds West, 733.63 feet to a ½" ***iron rod set*** for the most southerly southwest corner hereof;

North 13 degrees 33 minutes 56 seconds West, 260.28 feet to a ½" ***iron rod set*** for the beginning of a curve to the right with a radius of ***480.00 feet,*** for a point of curvature hereof;

Along said curve to the right a distance of ***106.93 feet (Chord bearing: North 07 degrees 11 minutes 01 seconds West, 106.71 feet)*** to a ½" ***iron rod set*** for a point of tangency;

North 00 degrees 48 minutes 05 seconds West, 113.06 feet to a ½" ***iron rod found*** at the most southerly southeast corner of said Lago Del Valle Subdivision, Phase VII for an exterior corner hereof;

THENCE, with the easterly line of said Lago Dev Valle Subdivision, Phase VII, the following courses and distances:

North 44 degrees 11 minutes 55 seconds East, 21.21 feet to a ½" iron rod found for an interior corner hereof;

North 00 degrees 48 minutes 05 seconds West, 50.00' to a ½" iron rod found for an interior corner hereof;

North 45 degrees 48 minutes 05 seconds West, 21.21 feet to a ½" iron rod found for an exterior corner hereof;

North 00 degrees 48 minutes 05 seconds West, 340.91 feet to a ½" ***iron rod found*** for an exterior corner hereof;

North 43 degrees 05 minutes 22 seconds East, 28.83 feet, to the **POINT OF BEGINNING** and containing 10.50 acres of land, more or less.

LEGAL DESCRIPTION - 40' OFFSITE DRAINAGE EASEMENT

Being a 0.11 acre tract of land out of the Agave Investments, LLC tract recorded in Volume 5227, Pages 41-54, Official Public Records, Webb County, Texas, and being more particulary described by metes and bounds as follows to wit:

COMMENCING ½" iron rod found at an exterior corner of Lago Del Valle Subdivision, Phase VII recorded in Volume 38, Pages 88-89, Plat Records, Webb County, Texas;

THENCE, over and across Agave Investments, LLC tract, ***South 03 degrees 53 minutes 32 seconds East, 915.87 feet*** to a ½" ***iron rod set*** for the ***POINT OF BEGINNING*** and exterior corner hereof;

THENCE, over and across said Agave Investments,LLC tract, the following courses and distances:

North 89 degrees 11 minutes 55 seconds East, 41.01 feet to a ½" ***iron rod set*** for an exterior corner hereof;

South 13 degrees 33 minutes 56 seconds East, 117.04 feet to a ½" ***iron rod set*** for an exterior corner hereof;

South 76 degrees 26 minutes 04 seconds West, 40.00 feet to a ½" ***iron rod set*** for an exterior corner hereof;

North 13 degrees 33 minutes 56 seconds West, 126.10 feet, to the **POINT OF BEGINNING** and containing 0.11 acres of land, more or less.

LEGAL DESCRIPTION - 15' OFFSITE UTILITY AND ACCESS EASEMENT

Being a 0.22 acre tract of land partially out of the Agave Investments, LLC tract recorded in Volume 5227, Pages 41-54, Official Public Records, Webb County, Texas, and the EG Ranch Holdings, LLC tract recorded in Volume 5814, Page 238, Official Public Records, Webb County, Texas and being more particulary described by metes and bounds as follows to wit:

COMMENCING ½" iron rod found at an exterior corner of Lago Del Valle Subdivision, Phase VII recorded in Volume 38, Pages 88-89, Plat Records, Webb County, Texas;

THENCE, over and across Agave Investments, LLC tract, ***South 64 degrees 27 minutes 17 seconds East, 334.79 feet*** to a ½" ***iron rod set*** for the ***POINT OF BEGINNING*** and exterior corner hereof;

THENCE, over and across said Agave Investments,LLC and EG Ranch Holdings, LLC tracts, the following courses and distances:

North 89 degrees 11 minutes 55 seconds East, 150.18 feet to a point of deflection;

North 34 degrees 55 minutes 56 seconds East, 100.55 feet to a point of deflection;

North 42 degrees 31 minutes 46 seconds West, 113.56 feet to a point of deflection;

North 50 degrees 34 minutes 26 seconds West, 57.52 feet to a point of deflection;

North 39 degrees 25 minutes 34 seconds East, 15.00 feet to a point of deflection;

South 50 degrees 34 minutes 26 seconds East, 58.58 feet to a point of deflection;

South 42 degrees 31 minutes 46 seconds East, 126.65 feet to a point of deflection;

South 34 degrees 55 minutes 56 seconds West, 116.62 feet to a point of deflection;

South 00 degrees 48 minutes 05 seconds East, 200.96 feet to a point of deflection;

South 89 degrees 11 minutes 55 seconds West, 15.00 feet to a point of deflection;

North 00 degrees 48 minutes 05 seconds West, 198.00 feet to a point of deflection;

South 89 degrees 11 minutes 55 seconds West, 145.00 feet to a point of deflection;

North 00 degrees 48 minutes 05 seconds West, 15.00 feet to the **POINT OF BEGINNING** and containing 0.22 acres of land, more or less.

LEGAL DESCRIPTION - 20' TEMPORARY EMERGENCY ACCESS EASEMENT

Being a 0.26 acre tract of land out of the Agave Investments, LLC tract recorded in Volume 5227, Pages 41-54, Official Public Records, Webb County, Texas, and being more particulary described by metes and bounds as follows to wit:

COMMENCING ½" iron rod found at an exterior corner of Lago Del Valle Subdivision, Phase VII recorded in Volume 38, Pages 88-89, Plat Records, Webb County, Texas;

THENCE, over and across Agave Investments, LLC tract, ***South 62 degrees 12 minutes 01 seconds East, 341.71 feet*** to a ½" ***iron rod set*** for the ***POINT OF BEGINNING*** and exterior corner hereof;

THENCE, over and across said Agave Investments,LLC tract, the following courses and distances:

North 89 degrees 11 minutes 55 seconds East, 14.00 feet to the beginning of a curve concave northwesterly, said curve has a ***radius of 28.00 feet***;

Northeasterly along said curve through a ***central angle of 90°00'00" an arc distance of 43.98 feet*** to a point of tangency;

North 00 degrees 48 minutes 05 seconds West, 127.89 feet to the beginning of a curve concave southwesterly, said curve has a ***radius of 28.00 feet***;

Northwesterly along said curve through a ***central angle of 90°00'00" an arc distance of 43.98 feet*** to a point of tangency;

South 89 degrees 11 minutes 55 seconds West, 314.02 feet to a point of deflection;

North 00 degrees 48 minutes 05 seconds West, 20.00 feet to a point of deflection;

North 89 degrees 11 minutes 55 seconds East, 314.02 feet to the beginning of a curve concave southwesterly, said curve has a ***radius of 48.00 feet***;

Southeasterly along said curve through a ***central angle of 90°00'00" an arc distance of 75.40 feet*** to a point of tangency;

South 00 degrees 48 minutes 05 seconds East, 127.89 feet to the beginning of a curve concave northwesterly, said curve has a ***radius of 48.00 feet***;

Southwesterly along said curve through a ***central angle of 90°00'00" an arc distance of 75.40 feet*** to a point of tangency;

South 89 degrees 11 minutes 55 seconds West, 14.00 feet to a point of deflection;

North 00 degrees 48 minutes 05 seconds West, 20.00 feet to the **POINT OF BEGINNING** and containing 0.26 acres of land, more or less.

LOT SUMMARY

Block 1

Lot #	Area (SF)	Lot #	Area (SF)
1	25,944.17	7	9,814.29
2	5,527.50	8	6,263.26
3	5,040.00	9	4,720.02
4	5,040.00	10	4,560.39
5	4,943.28	11	4,572.60
6	5,703.74		

Block 2

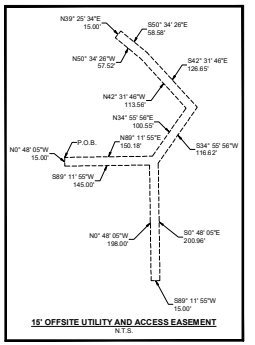
Lot #	Area (SF)	Lot #	Area (SF)
1	5,057.50	3	4,620.00
2	4,620.00	4	5,057.20

Block 3

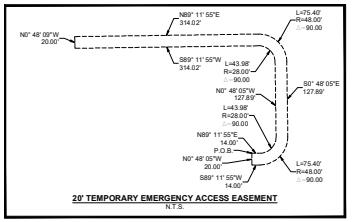
Lot #	Area (SF)	Lot #	Area (SF)
1	19,701.35	14	4,620.00
2	5,527.50	15	4,620.00
3	5,040.00	16	4,620.00
4	5,039.99	17	4,620.00
5	5,005.57	18	4,620.00
6	4,824.03	19	4,620.00
7	4,886.74	20	4,620.00
8	4,761.77	21	4,620.00
9	6,126.26	22	4,620.00
10	6,102.09	23	4,620.00
11	4,775.02	24	4,620.00
12	4,523.28	25	4,620.00
13	4,620.00		

Block 4

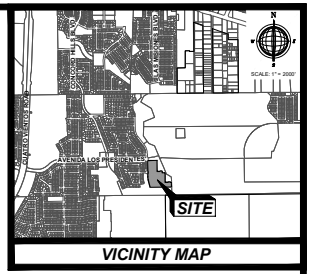
Lot #	Area (SF)	Lot #	Area (SF)
1	5,459.25	12	4,950.00
2	4,817.74	13	4,950.00
3	8,057.74	14	4,950.00
4	6,370.68	15	5,387.50
5	6,370.68	16	4,950.00
6	8,057.74	17	4,950.00
7	4,817.74	18	4,950.00
8	5,459.25	19	4,950.00
9	5,712.72	20	4,950.00
10	4,950.00	21	4,950.00
11	4,950.00		



15' OFFSITE UTILITY AND ACCESS EASEMENT
N.T.S.



20' TEMPORARY EMERGENCY ACCESS EASEMENT
N.T.S.



VICINITY MAP

NOTES

1. Driveways, sidewalks, and trees will be installed at the time of issuance of building permits in accordance with the City of Laredo Land Development Code.
2. All curb cuts shall comply with the transportation element of the City of Laredo Comprehensive Plan.
3. No garage or carport which receives access from side yard on any corner lot shall be located less than twenty (20) feet from property line.
4. GPS coordinate for Point of Beginning is: N: 17063653.18 E: 682440.49
5. The setback lines indicated on the plat shall be for reference only. The official setback line shall be determined based on the current zoning district in accordance to Section 24.77.1 of the City of Laredo Land Development Code.
6. Lot 1, Block 1 and Lot 1, Block 3 are unbuildable lots, are to be used as drainage easements, and will be maintained by Webb County Drainage District No. 1.
7. 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.
8. The 20' wide temporary emergency access easement shall remain until a second access is constructed.

SUMMARY TABLE

SUBDIVISION SUMMARY
10.50 ACRES
59 SINGLE FAMILY LOTS
2 UNBUILDABLE LOTS
4 BLOCKS

LEGEND

● - ½"Ø I.R. FOUND
○ - ½"Ø I.R. SET

BASIS OF BEARINGS

TEXAS STATE PLANE SOUTH ZONE - 4205 NAD83

LINE DATA TABLE

LINE#	LENGTH	BEARING
L1	21.21'	N 44°11'55" E
L2	21.21'	S 45°48'05" E
L3	21.21'	N 44°11'55" E
L4	21.21'	S 45°48'05" E
L5	21.21'	N 44°11'55" E
L6	50.00'	N 00°48'05" E
L7	21.21'	N 45°48'05" W
L8	28.83'	N 43°05'22" E
L9	21.21'	N 44°11'55" E
L10	21.21'	S 45°48'05" E
L11	21.21'	S 45°48'05" E
L12	21.21'	N 44°11'55" E
L13	21.21'	S 45°48'05" E
L14	21.21'	N 44°11'55" E
L15	21.21'	N 44°11'55" E
L16	21.21'	S 45°48'05" E
L17	5.29'	S 89°11'55" W
L18	8.47'	N 89°11'55" E
L19	20.00'	S 02°39'26" E
L20	20.00'	N 59°29'27" E
L21	20.00'	N 24°34'32" E

CURVE DATA TABLE

CURVE#	RADIUS	ANGLE	TANGENT	ARC LENGTH	CHORD DISTANCE	CHORD DIRECTION
C1	475.00'	04°02'51"	16.78'	33.56'	33.55'	N 87°10'29" E
C2	480.00'	12°45'51"	53.69'	106.93'	106.71'	N 07°11'01" W
C3	515.00'	03°43'58"	16.78'	33.55'	33.55'	N 87°19'56" E
C4	440.00'	359°37'01"	1.47'	2.94'	2.94'	N 00°59'35" W
C5	440.00'	05°28'46"	21.06'	42.08'	42.06'	N 03d55'27" W
C6	440.00'	05°32'02"	21.27'	42.50'	42.48'	N 09°25'51" W
C7	440.00'	01°22'04"	5.25'	10.50'	10.50'	N 12°52'54" W
C8	50.00'	47°25'44"	21.96'	41.39'	40.22'	N 68°56'34" W
C9	50.00'	34°54'55"	15.72'	30.47'	30.00'	S 69°53'06" W
C10	50.00'	34°54'55"	15.72'	30.47'	30.00'	S 34°58'11" W
C11	50.00'	41°53'31"	19.14'	36.56'	35.75'	S 03°26'01" E
C12	50.00'	21°59'41"	9.72'	19.19'	19.08'	S 35°22'37" E
C13	50.00'	05°50'45"	2.55'	5.10'	5.10'	S 41°50'55" W
C14	50.00'	69°26'06"	34.64'	60.59'	56.95'	S 04°12'29" W
C15	50.00'	34°54'55"	15.72'	30.47'	30.00'	S 47°58'01" E
C16	50.00'	48°57'18"	22.76'	42.72'	41.43'	S 89°54'07" E
C17	50.00'	21°59'41"	9.72'	19.19'	19.08'	N 54°37'23" E
C18	50.00'	33°50'26"	15.21'	29.53'	29.10'	S 42°16'42" W
C19	50.00'	46°19'44"	21.39'	40.43'	39.34'	S 02°11'37" W
C20	50.00'	34°54'55"	15.72'	30.47'	30.00'	S 38°25'43" E
C21	50.00'	34°54'55"	15.72'	30.47'	30.00'	S 73°20'38" E
C22	50.00'	34°54'55"	15.72'	30.47'	30.00'	N 71°44'28" E
C23	50.00'	34°54'55"	15.72'	30.47'	30.00'	N 36°49'33" E
C24	50.00'	46°19'44"	21.39'	40.43'	39.34'	N 03°47'47" W
C25	50.00'	33°50'26"	15.21'	29.53'	29.10'	N 43°52'52" W

RECOMMENDED MINIMUM FINISHED FLOOR ELEVATIONS

BLOCK	LOT	FF ELEVATION
1	2	494.02
1	3	494.20
1	4	493.83
1	5	494.28
1	6	494.45
1	7	494.02
1	8	494.39
1	9	494.71
1	10	494.30
1	11	493.88
2	1	494.77
3	2	493.80
3	3	494.80
3	4	495.72
3	5	496.16
3	6	496.89
3	7	497.58
3	8	498.34
3	9	499.25
3	10	500.45
4	9	495.24

SURVEYOR:
JJ RUIZ LAND SURVEYING
JULIAN JAVIER RUIZ, R.P.I.S.
312 W. JONQUIL AVE.
McALLEN, TX 78501
956-568-4470

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

OWNER:
Agave Investments, LLC
5904 West Drive, Suite 12
Laredo, TX 78041
(956) 724-8469

Final Plat

June 18, 2025

Lago Del Valle Subdivision Phase XI

P1

CERTIFICATE OF OWNER

STATE OF TEXAS
COUNTY OF WEBB

I, AGAVE INVESTMENTS, LLC., the undersigned Owner of the land shown on this PLAT, and designated herein as PLAT OF LAGO DEL VALLE SUBDIVISION, PHASE XI, in the City of Laredo, County of Webb, Texas, and whose name is subscribed hereto, hereby dedicate the use of the public forever street, drains, easements, and public places thereon shown for the purpose and consideration therein expressed.

_____
GERARDO G. S. SALINAS
MANAGING MEMBER

_____
DATE

STATE OF TEXAS
COUNTY OF WEBB

Before me, the undersigned Authority, on this day personally appeared GERARDO G. S. SALINAS, known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purposes and considerations therein stated. WITNESS MY HAND AND SEAL OF OFFICE THIS _____ DAY OF _____, 20____.

_____
NOTARY

CERTIFICATE OF LIEN HOLDER

This subdivision map is hereby approved and adopted by the undersigned Lien Holder this _____ day of _____ 20____.

BY:_____
TITLE: _____

_____, as an act and deed of PLAT OF LAGO DEL VALLE SUBDIVISION, PHASE XI.

STATE OF TEXAS
COUNTY OF WEBB

Before me, the undersigned authority personally appeared

_____ _____
(NAME) (TITLE)

_____
(FINANCIAL INSTITUTION)

Known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for the purpose and consideration therein expressed and in the capacity therin stated. WITNESS MY HAND AND SEAL OF OFFICE, THIS _____ DAY OF _____ 20____.

_____
NOTARY

CERTIFICATE OF ENGINEER

STATE OF TEXAS
COUNTY OF WEBB

I Hereby certify that proper engineering consideration has been given this PLAT to the matters of streets, lots, drainage, water, sewer and appurtenances layout; and to the best of my knowledge this PLAT conforms to all requirements of the Subdivision Ordinance, except for those variances that may have been granted by the Planning Commission of the City.

_____
ALFREDO MARTINEZ, P.E.
Licensed Professional Engineer
Texas No. 123303

_____
DATE

CERTIFICATE OF SURVEYOR

STATE OF TEXAS
COUNTY OF WEBB

I, the undersigned, a Registered Professional Land Surveyor in the State of Texas, hereby certify that this PLAT is true and correct and was prepared from an actual survey of the property made under my supervision, on the ground, that the corner monuments shown thereon will be properly placed under my supervision.

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

_____
DATE

PLAT APPROVAL - CITY ENGINEER

I have reviewed this PLAT and accompanying drawings identified as PLAT OF LAGO DEL VALLE SUBDIVISION, PHASE XI, prepared by ALFREDO MARTINEZ, Licensed Professional Engineer No. 123303, and dated the 18th day of June 2025, with the last revised date of _____ and have found them in compliance with the Subdivision Ordinance of the City of Laredo, Texas.

_____
ELIUD DE LOS SANTOS, P.E.
City Engineer

_____
DATE

PLANNING COMMISSION APPROVAL

This PLAT OF LAGO DEL VALLE SUBDIVISION, PHASE XI, has been submitted to and considered by the Planning Commission of the City of Laredo, Texas, and is hereby approved by such Commission on _____ day of _____ 20____.

_____
DANIELLA SADA PAZ
Chairwoman

_____
DATE

ATTESTMENT OF PLANNING COMMISSION

The City of Laredo Planning Commission approved the filing for record of this PLAT OF LAGO DEL VALLE SUBDIVISION, PHASE XI, at a public meeting held on the _____ day of _____. The minutes of said meeting reflect such approval.

_____
VANESSA GUERRA, AICP
Planning Director

_____
DATE

CERTIFICATE OF COUNTY CLERK

Filed and Recorded at ____ O'Clock __.m. on the _____ day of _____ 20____.

_____ _____
DEPUTY COUNTY CLERK
WEBB COUNTY, TEXAS

STATE OF TEXAS
COUNTY OF WEBB

I, _____, Clerk of the County Court in and for Webb County do hereby certify that the foregoing instrument dated the _____ day of _____ 20____, with its certificate of authentication was filed for record in my office on the _____ day of _____, 20____, at _____ O'Clock __.m. in Volume _____, Page(s) _____ of the plat records of said County.

_____ _____
DEPUTY COUNTY CLERK
WEBB COUNTY, TEXAS

SURVEYOR: JJ RUIZ LAND SURVEYING JULIAN JAVIER RUIZ, R.P.I.S. 312 W. JONQUIL AVE. McALLEN, TX 78501 956-568-4470	*Final Plat*	*June 18, 2025*	***ENGINEER:*** CRANE ENGINEERING CORP. 1310 JUNCTION DRIVE SUITE B LAREDO, TX 78041 956-712-1996 FIRM REGISTRATION NO. F-3353	***OWNER:*** *Agave Investments, LLC* *5904 West Drive, Suite 12* *Laredo, TX 78041* *(956) 724-8469*	*Lago Del Valle Subdivision* *Phase XI*	**P2**

City of Laredo

Planning & Zoning Commission

Meeting Date: 5/14/2026 **Final Plats and replats 10D**

SUBJECT
Final consideration of the replat of Lot 5, Block 1, Highway 359 Vinateria Subdivision into Lot 5A, 5B & 5C, Block 1 Highway 359 Vinateria Subdivision. The intent is industrial and residential.

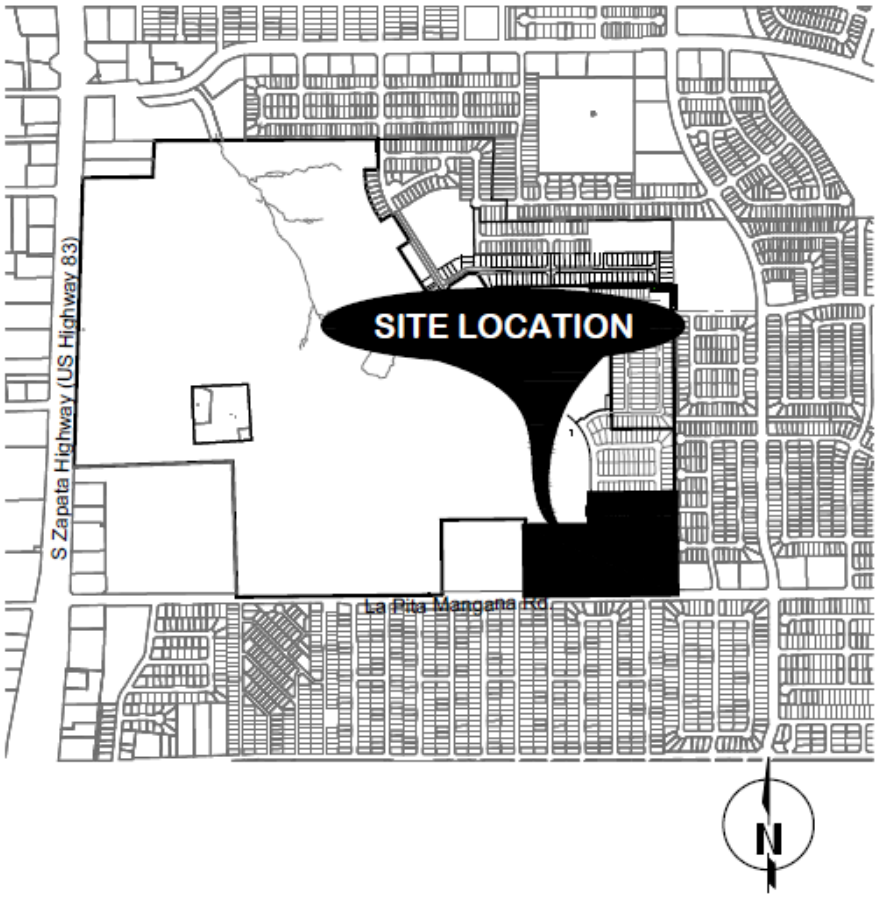
PL-101-2026
Extra-Territorial Jurisdiction (ETJ)

BACKGROUND
APPLICANT: Murillo Guadalupe Etal
ENGINEER: Howland Engineering & Surveying Co.

PROPERTY INFORMATION:
Location: north adjacent to State Highway 359 and west adjacent to Colonia Pueblo Nuevo
Size: Approximately 50.469 acres, more or less
Proposed Development: 3 lot
Current Zoning: Not applicable as this tract is located in the Extra-Territorial Jurisdiction (ETJ)
Council District: N/A

STAFF RECOMMENDATION
APPROVAL

NOTICE TO THE DEVELOPER:
N/A



VICINITY MAP

NOTES:

1. THIS SUBDIVISION DOES NOT ATTEMPT TO ALTER, AMEND OR REMOVE ANY COVENANTS OR RESTRICTIONS RECORDED OR AS MAY BE AMENDED IN W.C.D.R AND IS IN WEBB COUTNY BUT NOT IN THE CITY OF LAREDO LIMITS.

2. ACCESS TO TRACTS 5A, 5B & 5C IS TO STATE HIGHWAY 359 R.O.W.

3. NO NEW ROADS ARE DEDICATED FOR PUBLIC USE OR FOR THE USE OF OWNERS, PURCHASERS, OR OTHER PERSONS DESIRING TO USE THIS PROPERTY.

4. NO SIDEWALKS ARE PROPOSED WITH THE SUBDIVISION PLAT.

5. THESE REPLATTED TRACTS ARE NOT REQUIRED TO BE SERVICED BY A PORTABLE WATER AS A RESULT OF THIS PLAT IN WEBB COUNTY. THERE IS AN EXISTING CITY OF LAREDO WATER LINE IN FRONT OF THESE REPLATTED LOTS. OWNER WILL HAVE TO GO INTO CONTRACT WITH THE CITY OF LAREDO TO BE ABLE TO CONNECT TO WATER LINE FOR INDUSTRIAL USE.

6. THE SUBDIVIDED TRACTS RESULTING FROM THIS PLAT ARE NOT SERVICED BY A PUBLIC SANITARY SEWER SYSTEM AS A RESULT OF THIS PLAT. THESE TRACTS ARE NOT REQUIRED TO BE SERVICED BY A PUBLIC SANITARY SEWER SYSTEM IN WEBB COUNTY. NO SANITARY SEWER EFFLUENT SHALL BE GENERATED ON ANY PART OF THIS PLAT, EXCEPT WHERE OWNER GENERATES SANITARY SEWER IN ACCORDANCE WITH ALL APPLICABLE LOCAL, STATE AND FEDERAL REQUIREMENTS. THERE IS NO CITY OF LAREDO GRAVITY SANITARY SEWER LINE WITHIN 200'-300' OF THESE TRACTS AT THIS TIME.

7. THIS PLAT DOES NOT INDICATE OR IMPLY THAT THIS SUBDIVISION IS SUITABLE FOR THE CONSTRUCTION OF AN ON-STIE SANITARY SEWER FACILITY. IN THE EVENT THAT AN OWNER, RENTER OR LICENSEE DESIRES TO CONSTRUCT A PRIVATE ON-SITE SANITARY SEWER FACILITY, THEN A PERMIT TO CONSTRUCT THIS FACILITY MUST BE SERVED, IN ACCORDANCE WITH WEBB COUNTY PERMIT REQUIREMENTS. REVIEW OF THROUGH THIS PERMIT DOES NOT INDCATE THAT POTABLE WATER IS OBTAINABLE ON SITE OR IN THE VICINTY.

8. IT IS THE OWNER'S RESPONSIBILITY TO APPLY AND OBTAIN A LICENCED ON-SITE SEWER FACILITY THROUGH WEBB COUNTY SANITARIAN.

9. POST DEVELOPED RUNOFF FROM LOTS 5A & 5B HAS THE CAPACITY WITHIN THE EXISTING DETENTION POND (160,233 CU.FT.). THE CALCULATED VOLUME FOR LOTS 5A & LOT 5B IS 158,023 CU.FT (FOR INDUSTRIAL USE). LOT 5C POST DEVELOPED RUNOFF WILL BE DETAINED IN FUTURE DEVELOPMENT, AT TIME OF ACQUIRING A BUILDING PERMIT. THE REQUIRED VOLUME FOR LOT 5C IS 310,397 CU.FT (FOR INDUSTRIAL USE).

10. SEPTIC TANKS TO BE INSTALLED PER PLATTED LOTS AT TIME OF BUILDING PERMIT.

11. THIS PROPERTY KNOW AS THE PLAT OF HIGHWAY 359 VINATERIA SUBDIVISION, LOTS 5A, 5B & 5C IS NOT IN THE REGULATED SPECIAL FLOOD HAZARD AREA.

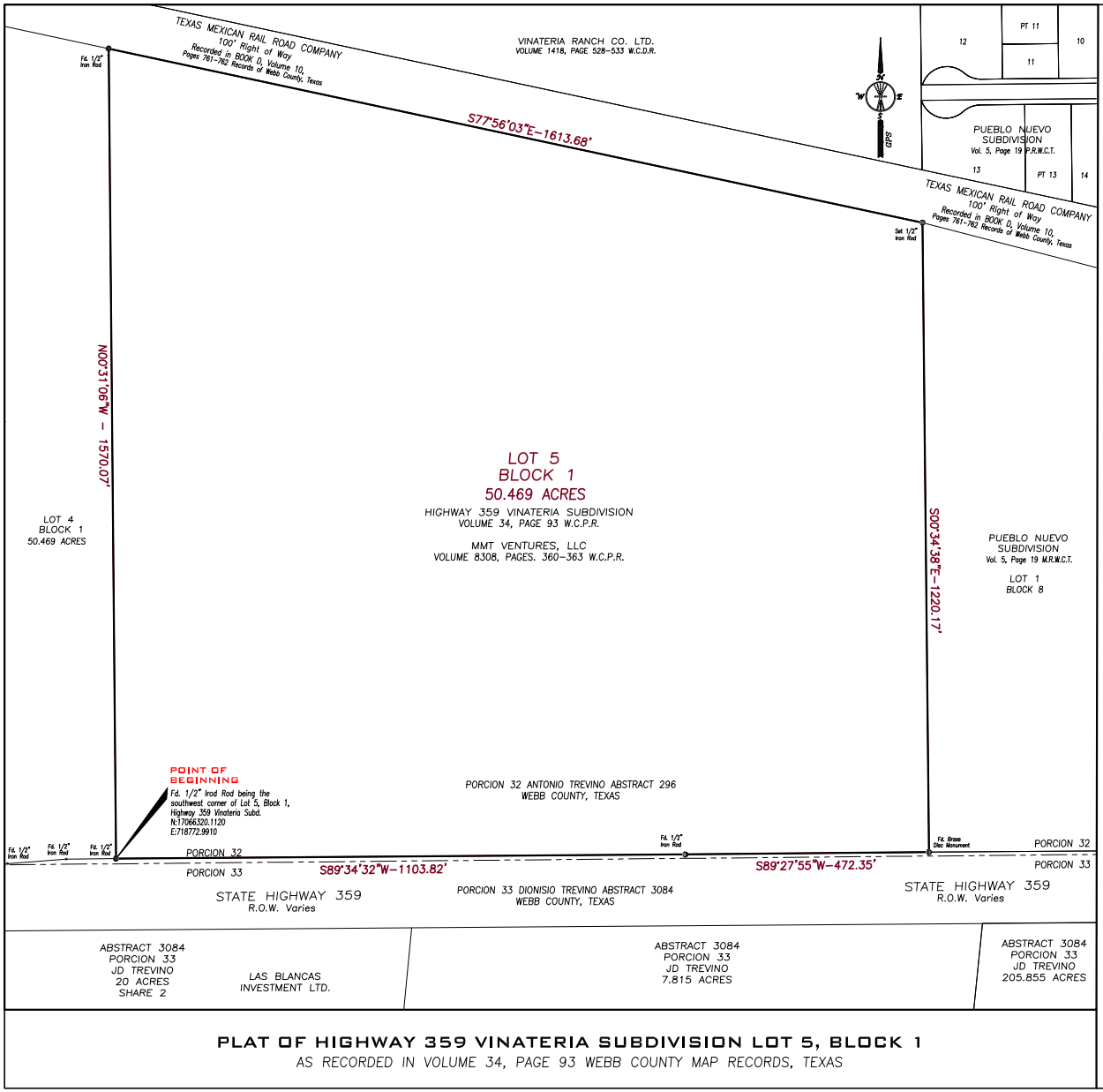
BASED ON FEMA FLOOD INSURANCE RATE MAP PANEL NO. 48479C1405C, EFFECTIVE DATE APRIL 02, 2008. THIS PROPERTY IS NOT IN THE FLOODZONE

12. 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 (BPMS), 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.

13. THIS PLAT RESTRICTS THE LOTS AGAINST RESIDENTIAL USE UNTIL SUCH TIME AS THEY ARE REPLATTED IN CONFORMANCE WITH THE MODEL SUBDIVISION RULES.

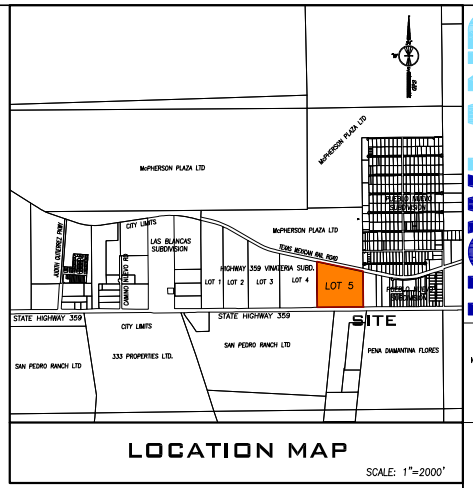
14. THE PURPOSE OF THIS RE-PLAT IS TO DEVELOP INDUSTRIAL LOTS ON THE PROPERTY.

15. ACCESS ONTO STATE HIGHWAY 359 IS SUBJECT TO REVIEW APPROVAL BY TEXAS DEPARTMENT OF TRANSPORTATION.



PLAT OF HIGHWAY 359 VINATERIA SUBDIVISION LOT 5, BLOCK 1

AS RECORDED IN VOLUME 34, PAGE 93 WEBB COUNTY MAP RECORDS, TEXAS



LOCATION MAP

SCALE: 1"=2000'

LEGAL DESCRIPTION

A 50.469 Acre tract of land, more or less, situated in Porcion 32, Antonio Trevino, Original Grantee, Abstract 296, Webb County, Texas. Being All of Lot 5, Block 1, HIGHWAY 359 VINATERIA SUBDIVISION as recorded in volume 34, page 93 of the Webb County Map Records, Texas. This 50.469 acre tract being more particularly described as follows:

BEGINNING at a found 1/2" iron rod, being the southwest corner of said Lot 5 for the southwest corner of this tract;

THENCE, N 00°31'06" W, along the west boundary line of said Lot 5, a distance of **1570.07 FEET** to a found 1/2" iron rod, being the northwest corner of said Lot 5 also being on the south right of way line of Texas Mexican Rail Road Company, for the northwest corner hereof;

THENCE, S 77°56'03" E, along the south boundary line of said Lot 5 also being the south right of way line of said rail road, a distance of **1613.68 FEET** to a found 1/2" iron rod, to the northeast corner of said Lot 5, for the northeast corner of this tract;

THENCE, S 00°34'38" E, along the east boundary line of said Lot 5 also being the west boundary line of Pueblo Nuevo Subdivision as per Plat recorded in volume 5, Page 19 P.R.W.C.T., a distance of **1220.17 FEET** to a found Brass Disc Monument, being the southeast corner of said Lot 5, the southwest corner of said Pueblo Nuevo Subd. and the north right of way line of State Highway 359, for the southeast corner hereof;

THENCE, S 89°27'55" W, along the south boundary line of said Lot 5 also being the north right of way line of said State Highway 359, a distance of **472.35 FEET** to a found 1/2" iron rod, being a deflection point of said Lot 5 and said State Highway 359, for a deflection point hereof;

THENCE, S 89°34'32" W, continuing along the south boundary line of said Lot 5 also being the north right of way line of said State Highway359, a distance of **1103.82 FEET** to the **POINT OF BEGINNING** of this 50.469 acre tract, more or less.

Basis of Bearing South Zone (4205) Nad 83 same as the recorded plat of HIGHWAY 359 VINATERIA SUBDIVISION as recorded in volume 34, page 93 of the Webb County Map Records, Texas.

NOTES:

1. THIS SUBDIVISION DOES NOT ATTEMPT TO ALTER, AMEND OR REMOVE ANY COVENANTS OR RESTRICTIONS RECORDED OR AS MAY BE AMENDED IN W.C.D.R AND IS IN WEBB COUTNY BUT NOT IN THE CITY OF LAREDO LIMITS.
2. ACCESS TO TRACTS 5A, 5B & 5C IS TO STATE HIGHWAY 359 R.O.W.
3. NO NEW ROADS ARE DEDICATED FOR PUBLIC USE OR FOR THE USE OF OWNERS, PURCHASERS, OR OTHER PERSONS DESIRING TO USE THIS PROPERTY.
4. NO SIDEWALKS ARE PROPOSED WITH THE SUBDIVISION PLAT.
5. THESE REPLATTED TRACTS ARE NOT REQUIRED TO BE SERVICED BY A PORTABLE WATER AS A RESULT OF THIS PLAT IN WEBB COUNTY. THERE IS AN EXISTING CITY OF LAREDO WATER LINE IN FRONT OF THESE REPLATTED LOTS. OWNER WILL HAVE TO GO INTO CONTRACT WITH THE CITY OF LAREDO TO BE ABLE TO CONNECT TO WATER LINE FOR INDUSTRIAL USE.
6. THE SUBDIVIDED TRACTS RESULTING FROM THIS PLAT ARE NOT SERVICED BY A PUBLIC SANITARY SEWER SYSTEM AS A RESULT OF THIS PLAT. THESE TRACTS ARE NOT REQUIRED TO BE SERVICED BY A PUBLIC SANITARY SEWER SYSTEM IN WEBB COUNTY. NO SANITARY SEWER EFFLUENT SHALL BE GENERATED ON ANY PART OF THIS PLAT, EXCEPT WHERE OWNER GENERATES SANITARY SEWER IN ACCORDANCE WITH ALL APPLICABLE LOCAL, STATE AND FEDERAL REQUIREMENTS. THERE IS NO CITY OF LAREDO GRAVITY SANITARY SEWER LINE WITHIN 200'-300' OF THESE TRACTS AT THIS TIME.
7. THIS PLAT DOES NOT INDICATE OR IMPLY THAT THIS SUBDIVISION IS SUITABLE FOR THE CONSTRUCTION OF AN ON-STIE SANITARY SEWER FACILITY. IN THE EVENT THAT AN OWNER, RENTER OR LICENSEE DESIRES TO CONSTRUCT A PRIVATE ON-SITE SANITARY SEWER FACILITY, THEN A PERMIT TO CONSTRUCT THIS FACILITY MUST BE SERVED, IN ACCORDANCE WITH WEBB COUNTY PERMIT REQUIREMENTS. REVIEW OF THROUGH THIS PERMIT DOES NOT INDCATE THAT POTABLE WATER IS OBTAINABLE ON SITE OR IN THE VICINITY.
8. IT IS THE OWNER'S RESPONSIBILITY TO APPLY AND OBTAIN A LICENCED ON-SITE SEWER FACILITY THROUGH WEBB COUNTY SANITARIAN.
9. POST DEVELOPED RUNOFF FROM LOTS 5A & 5B HAS THE CAPACITY WITHIN THE EXISTING DETENTION POND (160,233 CU.FT.). THE CALCULATED VOLUME FOR LOTS 5A & LOT 5B IS 158,023 CU.FT (FOR INDUSTRIAL USE). LOT 5C POST DEVELOPED RUNOFF WILL BE DETAINED IN FUTURE DEVELOPMENT, AT TIME OF ACQUIRING A BUILDING PERMIT. THE REQUIRED VOLUME FOR LOT 5C IS 310,397 CU.FT (FOR INDUSTRIAL USE).
10. SEPTIC TANKS TO BE INSTALLED PER PLATTED LOTS AT TIME OF BUILDING PERMIT.
11. THIS PROPERTY KNOW AS THE PLAT OF HIGHWAY 359 VINATERIA SUBDIVISION, LOTS 5A, 5B & 5C IS NOT IN THE REGULATED SPECIAL FLOOD HAZARD AREA.

BASED ON FEMA FLOOD INSURANCE RATE MAP PANEL NO. 48479C1405C, EFFECTIVE DATE APRIL 02, 2008. THIS PROPERTY IS NOT IN THE FLOODZONE

12. 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 (BPMS), 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.
13. THIS PLAT RESTRICTS THE LOTS AGAINST RESIDENTIAL USE UNTIL SUCH TIME AS THEY ARE REPLATTED IN CONFORMANCE WITH THE MODEL SUBDIVISION RULES.
14. THE PURPOSE OF THIS RE-PLAT IS TO DEVELOP INDUSTRIAL LOTS ON THE PROPERTY.
15. ACCESS ONTO STATE HIGHWAY 359 IS SUBJECT TO REVIEW APPROVAL BY TEXAS DEPARTMENT OF TRANSPORTATION.

HOWLAND
ENGINEERING AND SURVEYING CO.
TBPE Firm Registration No. F-4097 / TBPLS Firm Registration No. 10046400
7615 N. Bartlett Avenue | P.O.Box 451128 (78045) | Laredo, TX. 78041
P. 956.722.4411 | F. 956.722.5414
www.howlandcompanies.com

PROPERTY OWNER:
MURILLO GUADALUPE, ET AL.

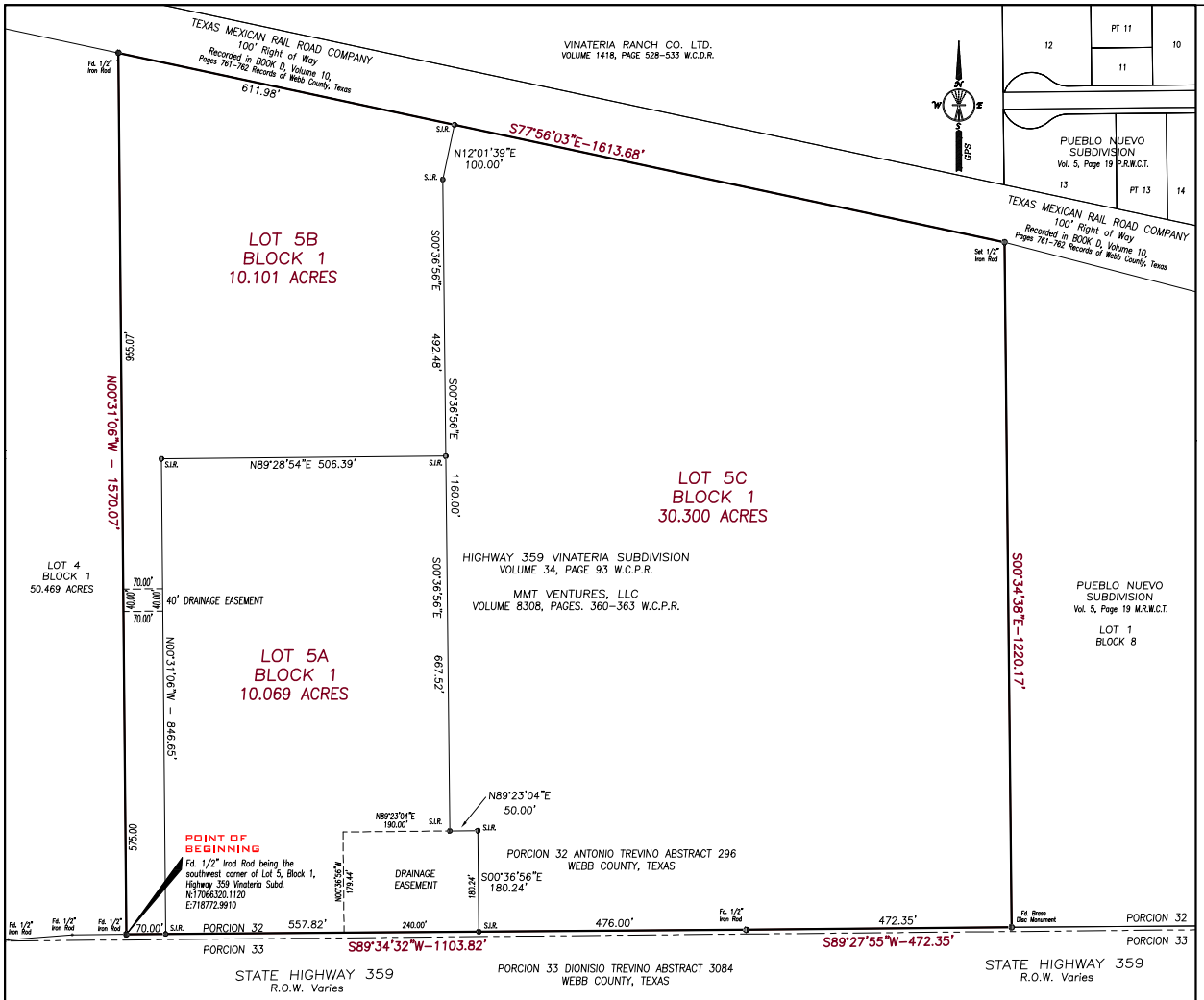
ADDRESS:
108 WINDSOR ROAD,
LAREDO, TX 78041

GRAPHIC SCALE
100 50 0 100 200
(IN FEET)
(11x17): 1 inch = 100 Ft. (8 SIZE)
(24x36): 1 inch = 200 Ft. (D SIZE)

RE-PLAT OF LOT 5, BLOCK 1,
HIGHWAY 359 VINATERIA SUBDIVISION
VOLUME 34, PAGE 93 W.C.M.R.
INTO
LOT 5A, 5B & 5C, BLOCK 1
HIGHWAY 359 VINATERIA SUBDIVISION,

DRAWN BY:	B.F.S.
CHECKED BY:	B.F.S.
DRAWN DATE:	2.09.2026
PLOTTED DATE:	
JOB No.	MAUI/SH 359
FILE NAME:	
STATUS:	SURVEY
AS-BUILT:	
REVISED DATE:	04.08.2026
SCALE: (24"x36") SHEET	
HOR: 1"=100' VER.	
SCALE: (11"x17") SHEET	
HOR: 1"=200' VER.	

SHEET 1 OF TOTAL: 2



RE-PLAT OF LOT 5, BLOCK 1, HIGHWAY 359 VINATERIA SUBDIVISION
INTO
HIGHWAY 359 VINATERIA SUBDIVISON LOT 5A, 5B & 5C, BLOCK 1

CERTIFICATE OF OWNER

STATE OF TEXAS:
COUNTY OF WEBB:

I, MAURICIO MURILLO OF MURILLO GUADALUPE ETAL, THE UNDERSIGNED OWNER OF THE LAND SHOWN ON THIS PLAT AND DESIGNATED HEREIN AS "HIGHWAY 359 VINATERIA SUBDIVISION LOT 5, BLOCK 1", IN THE COUNTY OF WEBB, TEXAS, AND WHOSE NAME IS SUBSCRIBED HERETO, HEREBY CERTIFY THAT TO THE BEST OF MY KNOWLEDGE, THIS PLAT CONFORMS TO ALL CURRENT APPLICABLE REQUIREMENTS WITHIN THE COUNTY OF WEBB, TEXAS, EXCEPT FOR THOSE VARIANCES THAT MAY HAVE BEEN GRANTED BY THE COUNTY OF WEBB.

_____ ___/___/___
DATE

STATE OF TEXAS:
COUNTY OF WEBB:

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY

APPEARED _____, 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 _____, 2026.

_____
NOTARY PUBLIC IN AND FOR THE _____, 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 FOR THE MATTERS OF 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 F. SLIGHT, P.E. NO. 77981 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 WHERE FOUND OR WILL BE PROPERLY PLACED UNDER MY SUPERVISION.

_____ ___/___/___
BERNAL F. SLIGHT, R.P.L.S. NO. 5328 DATE

PLAT-APPROVAL CITY ENGINEER

I, *ELIUD DE LOS SANTOS*, HAVE REVIEWED THIS PLAT OF _____ CITY OF LAREDO, TEXAS, PREPARED BY BERNAL F. SLIGHT, REGISTERED PROFESSIONAL ENGINEER, NO. 77981 AND DATED THE ___st DAY OF _____ 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

THIS PLAT OF _____ CITY OF LAREDO, 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 & ZONING 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
DIRECTOR OF PLANNING

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 _____, 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 COUNTY CLERK DATE
WEBB COUNTY, TEXAS

WEBB COUNTY COMMISSIONERS COURT APPROVAL

WE HEREBY CERTIFY THAT THIS PLAT, DESIGNATED AS THE "LOT 5A, 5B & 5C, BLOCK 1 OF HIGHWAY 359 VINATERIA SUBDIVISION LOT 5, BLOCK 1", WAS

APPROVED BY THE WEBB COUNTY COMMISSIONERS COURT ON THE _____ DAY OF _____, 20___ AND MY BE FILED IN THE PLAT RECORDS OF WEBB COUNTY BY THE 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 OF FACILITIES TO ANY LAND SITUATED WITHIN THIS SUBDIVISION IN CONNECTION WITH WATER, SANITARY SEWER, STREET LIGHTS, FIRE PROTECTION, GARBAGE COLLECTION, STORM DRAINAGE 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 OF NOT OTHERWISE SUBJECT TO CITY CONTROL AS AUTHORIZED BY STATE LAW, ARE STREETS AND STORM DRAINAGE CONSTRUCTED BY THE OWNER OR DEVELOPER AND POLICE PROTECTION IN AREAS WITHIN THE JURISDICTION OF THE SHERIFF'S DEPARTMENT.

_____ _____
HONORABLE TANO E. TIJERINA DATE
WEBB COUNTY JUDGE

_____ _____ _____ _____
HONORABLE JESSE GONZALEZ DATE HONORABLE ROSAURA "WAWI" TIJERINA DATE
COMMISSIONER PRECINCT 1 COMMISSIONER PRECINCT 2

_____ _____ _____ _____
HONORABLE JOHN C. GALO DATE HONORABLE RICARDO A. JAIME DATE
COMMISSIONER PRECINCT 3 COMMISSIONER PRECINCT 4

ATTESTED BY:

_____ _____
HONORABLE MARGIE RAMIREZ IBARRA DATE
COUNTY CLERK WEBB COUNTY, TEXAS

APPROVED BY THE WEBB COUNTY COMMISSIONER'S COURT

ON THIS _____ DAY OF _____, 20____.

HOWLAND
ENGINEERING AND SURVEYING CO.
TBPE Firm Registration No. F-4097 / TBPLS Firm Registration No. 10049400
7615 N. Bartlett Avenue | P.O.Box 451128 (78045) | Laredo, TX. 78041
P. 956.722.4411 | F. 956.722.5414
www.howlandcompanies.com

PROPERTY OWNER:
MURILLO GUADALUPE, ET AL.

ADDRESS:
108 WINDSOR ROAD,
LAREDO, TX 78041

GRAPHIC SCALE
100 50 0 100
(IN FEET)
(11x17): 1 inch = 100 Ft. (8 SIZE)
(24x36): 1 inch = 200 Ft. (D SIZE)

RE-PLAT OF LOT 5, BLOCK 1, HIGHWAY 359 VINATERIA SUBDIVISION VOLUME 34, PAGE 93 W.C.M.R.
INTO
LOT 5A, 5B & 5C, BLOCK 1 HIGHWAY 359 VINATERIA SUBDIVISION,

DRAWN BY:	B.F.S.
CHECKED BY:	B.F.S.
DRAWN DATE:	2.09.2026
PLOTTED DATE:	
JOB No.	MAUI/SH 359
FILE NAME:	
STATUS:	SURVEY
AS-BUILT:	
REVISED DATE:	04.08.2026
SCALE: (24"x36")	SHEET
HOR:	1"=100' VER.
SCALE: (11"x17")	SHEET
HOR:	1"=200' VER.
SHEET	2 OF TOTAL: 2

City of Laredo

Planning & Zoning Commission

Meeting Date: 5/14/2026 **Model Subdivision Compliance 11A**

SUBJECT
Consideration of Model Rule Subdivision Compliance of plat of Gator Pointe Subdivision, Phase 3. The intent is residential.

PL-110-2026
District III - Cm. Melissa Cigarroa

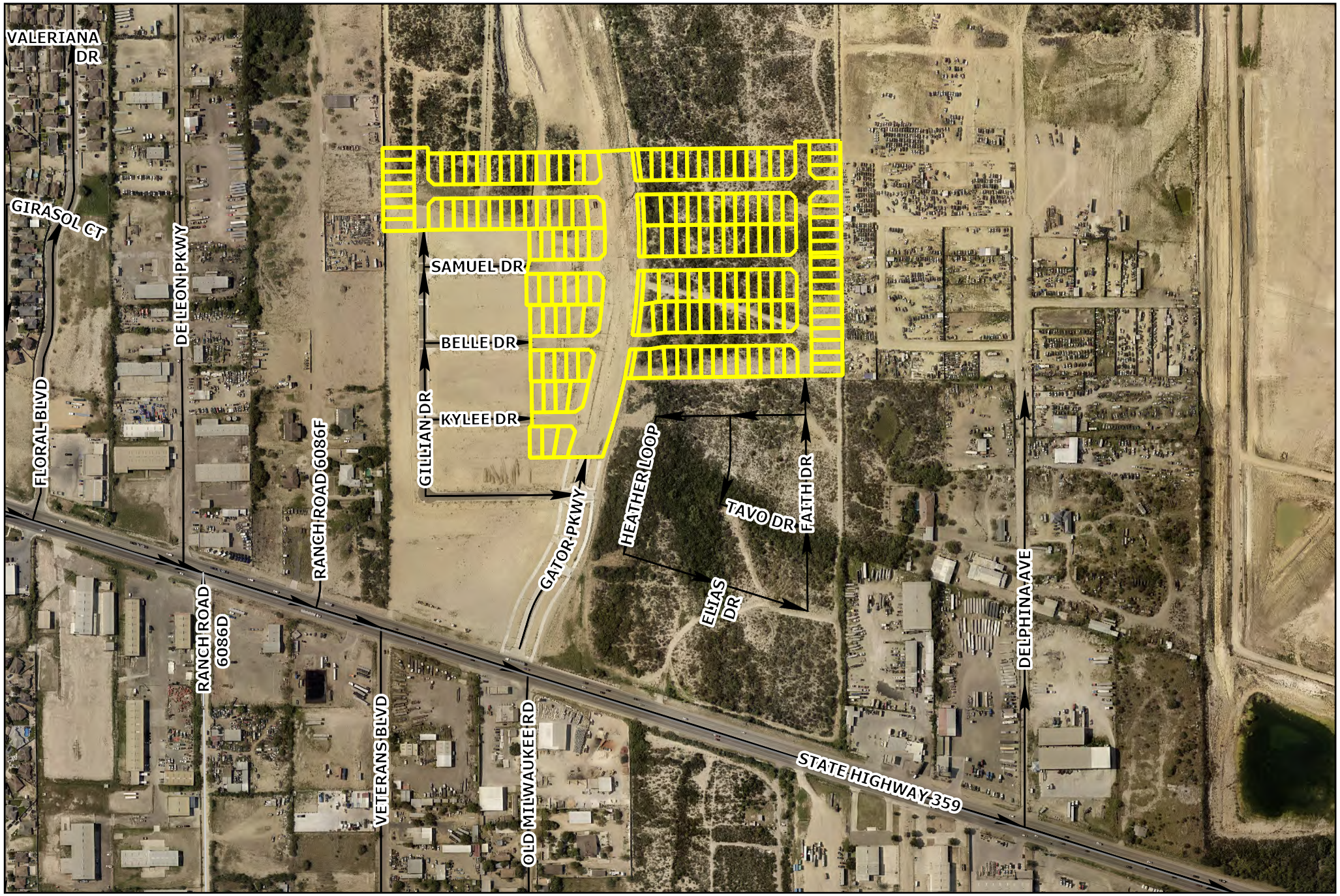
BACKGROUND
APPLICANT: Martinez Land Development, LLC
ENGINEER: Top Site Civil Group

PROPERTY INFORMATION:
Location: north of State Highway 359 and west of Delphina Avenue
Size: Approximately 24.13 acres, more or less
Proposed Development: 147 lots
Current Zoning: R-1A (Single Family Reduced Area District)
Council District: District III - Cm. Melissa Cigarroa

STAFF RECOMMENDATION
APPROVAL

NOTICE TO THE DEVELOPER:
N/A

AERIAL LOCATION MAP



PLAT NOTES & RESTRICTIONS

1. DRIVEWAYS, SIDEWALKS AND TREES WILL BE INSTALLED AT THE TIME OF ISSUANCE OF BUILDING PERMITS, IN ACCORDANCE WITH THE LAREDO LAND DEVELOPMENT CODE.

2. 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. AVOID PLACING CORNER LOT DRIVEWAYS ON THE SIDE OF THE CORNER CLIP.

4. OWNER SHALL NOT CHANGE 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.

5. THIS SUBJECT PROPERTY IS NOT LOCATED WITHIN THE DESIGNATED 100-YEAR FLOODPLAIN PER FEMA FIRM MAP No. 48479C, PANEL No. 1385C, WITH EFFECTIVE DATE OF APRIL 02, 2008.

6. SETBACKS SHALL BE DETERMINED BASED ON THE CURRENT ZONING IN ACCORDANCE TO SECTION 24.77.1 OF THE LAREDO LAND DEVELOPMENT CODE.

7. ALL LOT CONFIGURATIONS SHOWN, INCLUDING MINIMUM LOT AREA(S) SHALL MEET DIMENSIONAL STANDARDS OF THE LAND DEVELOPMENT CODE FOR AN R-1A ZONE.

8. ALL IMPROVEMENTS SHALL BE AS PER SUBDIVISION ORDINANCE.

9. GRID COORDINATES: NAD83 (2011 ADJ.), TEXAS STATE PLANE, 4205 SOUTH ZONE, PROVIDED FOR GENERAL LOCATIVE PURPOSE AND DO NOT REPRESENT OFFICIAL (NGS) CONTROL.

10. LOT 1, BLOCK 7, LOT 1, BLOCK 8, AND LOT 1, BLOCK 9, AND LOT 1, BLOCK 10, ARE UN-BUILDABLE DRAINAGE LOTS.

11. LOTS 1-14, BLOCK 1; LOTS 1 AND 2, BLOCK 4; LOTS 1-5, BLOCK 5; LOTS 8-13, BLOCK 6; LOTS 2-10, BLOCK 7; LOTS 14-25, BLOCK 8; AND LOTS 14-26, BLOCK 9 WILL HAVE SOME SURFACE WATER DRAINING TOWARDS THE BACK OF THE LOT.

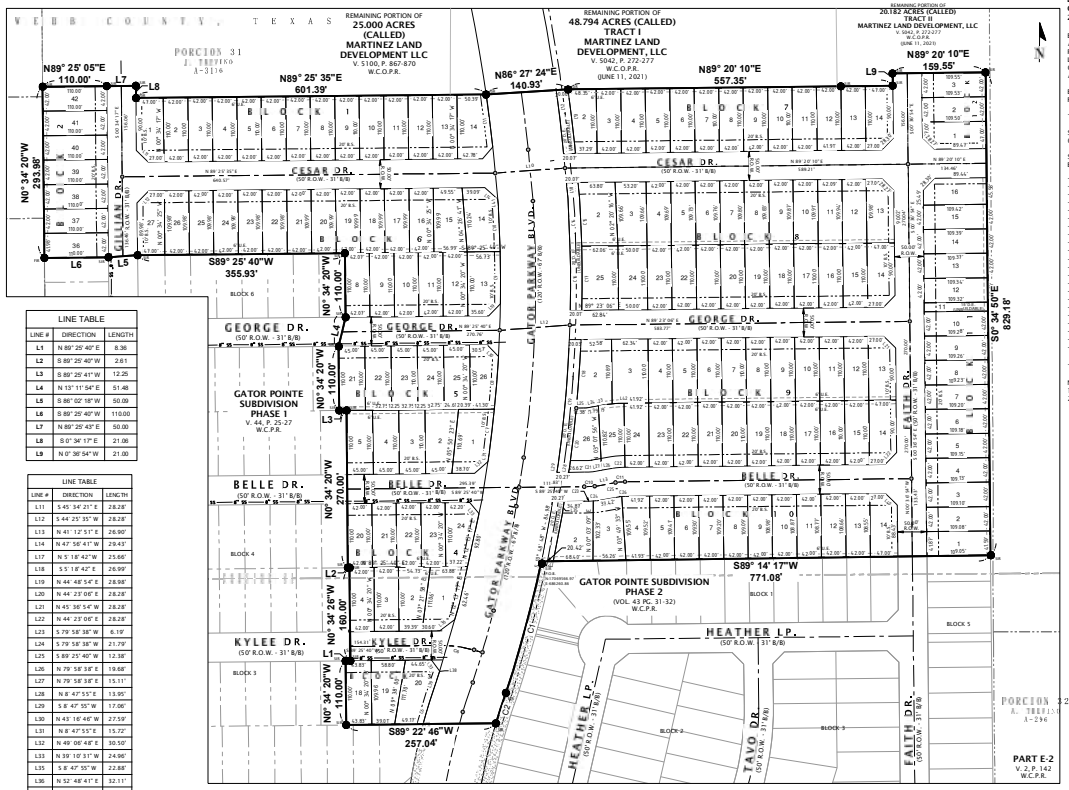
12. LOTS 18-20, BLOCK 3; LOTS 20-24, BLOCK 4; LOTS 21-26, BLOCK 5; LOTS 14-27, BLOCK 6; LOTS 2-5, BLOCK 8; LOTS 2 - 13, BLOCK 9; LOTS 2-14 BLOCK 10 WILL RECEIVE SURFACE WATER FROM THE ADJACENT BACK LOTS; HOME OWNER SHALL NOT CHANGE THE GRADES OR CONSTRUCT FLOW RESTRICTING FENCES, BUILDINGS, STRUCTURES OR OTHER IMPROVEMENTS, IN SUCH MANNER THAT IMPEDES THE ESTABLISHED DRAINAGE FLOW. FENCES/WALLS WHICH HAVE THE POTENTIAL TO BLOCK DRAINAGE RUNOFF MUST BE CONSTRUCTED WITH ADEQUATE NUMBER AND SIZES OF OPENINGS TO PERMIT SURFACE RUNOFF ACROSS THE PROPERTY LINE.

13. LOTS 36-42, BLOCK 2; LOTS 18-20, BLOCK 3; LOTS 3-4 AND 20-24, BLOCK 4; LOTS 21-26, BLOCK 5; LOTS 14-27, BLOCK 6; LOTS 11-14, BLOCK 7; LOTS 2-9 AND 14-21, BLOCK 8; LOTS 2-13, BLOCK 9; LOTS 2-14, BLOCK 10; LOTS 1-10 AND 12-16, BLOCK 11; AND LOTS 1-3, BLOCK 12 WILL HAVE LOT GRADING TYPE "A", AS SHOWN ON SHEET 2 OF 2 OF THIS PLAT.

14. LOTS 1-14, BLOCK 1; LOTS 1 AND 2, BLOCK 4; LOTS 1-5, BLOCK 5; LOTS 8-13, BLOCK 6; LOTS 10-22, BLOCK 8; AND LOTS 14-26, BLOCK 9 WILL HAVE LOT GRADING TYPE "B", AS SHOWN ON SHEET 2 OF 2 OF THIS PLAT.

15. THIS PLAT IS SUBJECT TO A CERTIFICATE OF ADJOINING LANDOWNER RUNOFF DISCHARGE AS RECORDED IN VOL. _____, PG. _____, OFFICIAL PUBLIC RECORDS OF WEBB COUNTY, TEXAS.

16. A 6' HIGH BLOCK WALL SHALL BE CONSTRUCTED ALONG THE COMMON BOUNDARY LINE OF THE 20' DRAINAGE EASEMENT AND THE ADJACENT RESIDENTIAL LOTS DURING THE BUILDING PERMIT PHASE. SAID WALL SHALL NOT PREVENT RUNOFF FROM ADJACENT LOTS TO BE DISCHARGED ONTO SAID DRAINAGE EASEMENT.



LINE TABLE		
LINE #	DIRECTION	LENGTH
L1	N 89° 25' 40" E	8.36
L2	S 89° 25' 40" W	2.61
L3	S 89° 25' 41" W	12.25
L4	N 13° 11' 54" E	51.48
L5	S 86° 02' 18" W	50.09
L6	S 89° 25' 40" W	110.00
L7	N 89° 25' 43" E	50.00
L8	S 0° 34' 17" E	21.06
L9	N 0° 36' 54" W	21.00

LINE TABLE		
LINE #	DIRECTION	LENGTH
L11	S 45° 34' 21" E	28.28'
L12	S 44° 25' 35" W	28.28'
L13	N 45° 12' 51" E	26.90'
L14	N 47° 56' 41" W	29.41'
L17	N 5° 18' 42" W	25.66'
L18	S 5° 18' 42" E	26.99'
L19	N 44° 48' 54" E	28.98'
L20	N 44° 23' 06" E	28.28'
L21	N 45° 36' 54" W	28.28'
L22	N 44° 29' 06" E	28.28'
L23	S 79° 58' 38" W	6.19'
L24	S 79° 58' 38" W	21.79'
L25	S 89° 25' 40" W	12.38'
L26	N 79° 58' 38" E	19.68'
L27	N 79° 58' 38" E	15.11'
L28	N 8° 47' 55" E	13.95'
L29	S 8° 47' 55" W	17.06'
L30	N 43° 16' 48" W	27.59'
L31	N 8° 47' 55" E	15.72'
L32	N 49° 08' 48" E	30.50'
L33	N 39° 10' 31" W	24.96'
L35	S 8° 47' 55" W	22.88'
L36	N 52° 48' 41" E	32.11'
L37	N 37° 11' 19" W	23.88'
L38	N 16° 11' 42" E	1.54'
L39	N 18° 42' 14" E	53.12'
L40	N 45° 36' 54" W	28.28'
L41	N 5° 18' 42" W	7.85'
L42	S 89° 23' 06" W	0.08'

CERTIFICATE OF OWNER:

STATE OF TEXAS §
WEBB COUNTY §

I, _____ THE UNDERSIGNED OWNER OF THE LAND SHOWN ON THIS PLAT, AND DESIGNATED HEREIN AS: GATOR POINTE SUBDIVISION, PHASE 3 IN COUNTY OF WEBB, TEXAS, AND WHOSE NAME IS SUBSCRIBED HERETO, HEREBY DEDICATE TO THE USE OF THE PUBLIC FOREVER DRAINS, EASEMENTS AND PUBLIC PLACES THEREON SHOWN FOR THE PURPOSE AND CONSIDERATION THEREIN EXPRESSED.

_____ ____/____/____
DATE

GEORGE MARTINEZ
MARTINEZ LAND DEVELOPMENT, LLC

STATE OF TEXAS §
WEBB COUNTY §

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

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

CERTIFICATE OF ENGINEER

STATE OF TEXAS:
COUNTY OF WEBB:

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

_____ ____/____/____
MANUEL E. ESCAMILLA, P.E. No. 100082-TEXAS DATE

MANUEL E. ESCAMILLA
100082
LICENSED
PROFESSIONAL ENGINEER

CERTIFICATE OF SURVEYOR

STATE OF TEXAS:
COUNTY OF WEBB:

I, _____, THE UNDERSIGNED REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF TEXAS, HEREBY CERTIFY THAT THIS PLAT IS TRUE AND WAS PREPARED FROM AN ACTUAL SURVEY OF THE PROPERTY MADE UNDER MY SUPERVISION, ON THE GROUND OF

_____ ____/____/____
RICARDO VILLARREAL, R.P.L.S. No. 6242 DATE
TBPLS FIRM REG. NO. 10194686

RICARDO M. VILLARREAL
6242
REGISTERED
PROFESSIONAL LAND SURVEYOR

PLAT-APPROVAL CITY ENGINEER

I HAVE REVIEWED THIS PLAT AND ACCOMPANYING CONSTRUCTION DRAWINGS IDENTIFIED AS: GATOR POINTE SUBDIVISION, PHASE 3, PREPARED BY MANUEL E. ESCAMILLA, REGISTERED PROFESSIONAL ENGINEER No. 100082, AND DATED THE _____ DAY OF _____, 20__, WITH THE LAST REVISED DATE ON _____, AND HAVE FOUND THEM IN COMPLIANCE WITH THE SUBDIVISION ORDINANCE OF THE CITY OF LAREDO, TEXAS.

_____ ____/____/____
RAMON E. CHAVEZ, P.E. DATE
CITY ENGINEER

PLANNING COMMISSION APPROVAL

THIS PLAT OF GATOR POINTE SUBDIVISION, PHASE 3 HAS BEEN SUBMITTED TO AND CONSIDERED BY THE PLANNING COMMISSION OF THE CITY OF LAREDO, TEXAS, AND IS HEREBY APPROVED BY SUCH COMMISSION ON _____, DAY OF _____, 2025.

_____ ____/____/____
JUAN M. NARVAEZ, 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_____, 2025. THE MINUTES OF SAID MEETING REFLECT SUCH APPROVAL.

_____ ____/____/____
VANESSA GUERRA DATE
INTERIM DIRECTOR OF PLANNING DEPARTMENT
CITY OF LAREDO, TEXAS

CERTIFICATE OF COUNTY CLERK

STATE OF TEXAS:
COUNTY OF WEBB:

I, MARGIE RAMIREZ IBARRA, CLERK OF THE COUNTY COURT OF WEBB COUNTY, TEXAS, DO HEREBY CERTIFY THAT THE FOREGOING INSTRUMENT DATED: _____ DAY OF _____, 2024, WITH ITS CERTIFICATE OF AUTHENTICATION, HEREIN DESIGNATED AS: GATOR POINTE SUBDIVISION, PHASE 3, S FILED FOR RECORD IN MY OFFICE ON THE _____ DAY OF _____, 2025, AT _____ O'CLOCK _.M, IN VOLUME ____, PAGE _____, OF THE PLAT RECORDS OF SAID COUNTY ON THIS THE ____ DAY OF _____, 2025.

_____ ____/____/____
HON. MARGIE RAMIREZ IBARRA DATE
COUNTY CLERK, WEBB COUNTY, TEXAS

LEGAL DESCRIPTION
GATOR POINTE SUBDIVISION, PHASE 3
25.72 ACRES

BEING A TRACT OF LAND CONTAINING 25.72 ACRES, MORE OR LESS, OUT OF THAT CALLED 48.794 ACRES, DESIGNATED AS TRACT I, AND A CALLED 20.182 ACRES, DESIGNATED AS TRACT II, CONVEYED TO MARTINEZ LAND DEVELOPMENT, LLC, RECORDED IN VOLUME 5042, PAGES 272-277, WEBB COUNTY OFFICIAL PUBLIC RECORDS, AND PARTIALLY OUT OF A CALLED 25.000 ACRES, CONVEYED TO MARTINEZ LAND DEVELOPMENT LLC, RECORDED IN VOLUME 5100, PAGES 867-870, SITUATED IN PORCION 32, ANTONIO TREVINO, ORIGINAL GRANTEE, ABSTRACT 296, AND PARTIALLY IN PORCION 31, JOSE TREVINO, ORIGINAL GRANTEE, ABSTRACT 3116, WEBB COUNTY, TEXAS, AND DESCRIBED AS FOLLOWS TO WIT:

BEGINNING AT THE NORTHEAST OCCUPIED CORNER OF TRACT HEREIN DESCRIBED; THENCE, S 00° 34' 50" E FOR A DISTANCE OF 545.59 FEET TO A POINT ON A LINE.

THENCE, S 89° 14' 17" W FOR A DISTANCE OF 771.08 FEET TO THE BEGINNING OF A NON-TANGENTIAL CURVE,

SAID CURVE TURNING TO THE RIGHT THROUGH 06° 38' 23.9", HAVING A RADIUS OF 2021.25 FEET, AND WHOSE LONG CHORD BEARS S 15° 03' 23" W FOR A DISTANCE OF 234.11 FEET TO THE BEGINNING OF A NON-TANGENTIAL CURVE.

SAID CURVE TURNING TO THE LEFT THROUGH AN ANGLE OF 03° 11' 28.5", HAVING A RADIUS OF 987.65 FEET, AND WHOSE LONG CHORD BEARS S 18° 17' 53" W FOR A DISTANCE OF 55.00 FEET TO A POINT OF INTERSECTION WITH A NON-TANGENTIAL LINE.

THENCE, S 89° 22' 46" W FOR A DISTANCE OF 257.04 FEET TO A POINT ON A LINE.
THENCE, N 00° 34' 20" W FOR A DISTANCE OF 110.00 FEET TO A POINT ON A LINE.
THENCE, N 89° 25' 40" E FOR A DISTANCE OF 8.36 FEET TO A POINT ON A LINE.
THENCE, N 00° 34' 26" W FOR A DISTANCE OF 160.00 FEET TO A POINT ON A LINE.
THENCE, S 89° 25' 40" W FOR A DISTANCE OF 2.61 FEET TO A POINT ON A LINE.
THENCE, N 00° 34' 20" W FOR A DISTANCE OF 270.00 FEET TO A POINT ON A LINE.
THENCE, S 89° 25' 41" W FOR A DISTANCE OF 12.25 FEET TO A POINT ON A LINE.
THENCE, N 00° 34' 20" W FOR A DISTANCE OF 110.00 FEET TO A POINT ON A LINE.
THENCE, N 13° 11' 54" E FOR A DISTANCE OF 51.48 FEET TO A POINT ON A LINE.
THENCE, N 00° 34' 20" W FOR A DISTANCE OF 110.00 FEET TO A POINT ON A LINE.
THENCE, S 89° 25' 40" W FOR A DISTANCE OF 355.93 FEET TO A POINT ON A LINE.
THENCE, S 86° 02' 18" W FOR A DISTANCE OF 50.09 FEET TO A POINT ON A LINE.
THENCE, S 89° 25' 40" W FOR A DISTANCE OF 110.00 FEET TO A POINT ON A LINE.
THENCE, N 00° 34' 20" W FOR A DISTANCE OF 293.98 FEET TO A POINT ON A LINE.
THENCE, N 89° 25' 05" E FOR A DISTANCE OF 110.00 FEET TO A POINT ON A LINE.
THENCE, N 89° 25' 43" E FOR A DISTANCE OF 50.00 FEET TO A POINT ON A LINE.
THENCE, S 00° 34' 17" E FOR A DISTANCE OF 21.06 FEET TO A POINT ON A LINE.
THENCE, N 89° 25' 35" E FOR A DISTANCE OF 601.39 FEET TO A POINT ON A LINE.
THENCE, N 86° 27' 24" E FOR A DISTANCE OF 141.93 FEET TO A POINT ON A LINE.
THENCE, N 89° 20' 10" E FOR A DISTANCE OF 557.35 FEET TO A POINT ON A LINE.
THENCE, S 00° 36' 54" E FOR A DISTANCE OF 21.0 FEET TO A POINT ON A LINE.
THENCE, N 89° 20' 10" E FOR A DISTANCE OF 159.55 FEET TO A POINT ON A LINE.

THENCE, S 00° 34' 50" E, AT 829.18 FEET THE POINT OF BEGINNING AND CONTAINING 25.72 ACRES (1,120,358.76 S.F.), MORE OR LESS.

NOTES:
1. BASIS OF BEARINGS: TEXAS COORDINATE SYSTEM OF 1983, 4205 SOUTH ZONE, NAD 83.
2. THIS DESCRIPTION WAS PREPARED FROM RECORD INFORMATION AND ACTUAL FIELD SURVEYS WERE CONDUCTED.

LOT AREA TABLE		
LOT No.	PHASE | BLOCK	AREA (sq. ft.)
1	BLOCK 1	4970.00
2	BLOCK 1	4620.00
3	BLOCK 1	4620.00
4	BLOCK 1	4620.00
5	BLOCK 1	4620.00
6	BLOCK 1	4620.00
7	BLOCK 1	4620.00
8	BLOCK 1	4620.00
9	BLOCK 1	4620.00
10	BLOCK 1	4620.00
11	BLOCK 1	4620.00
12	BLOCK 1	4620.00
13	BLOCK 1	4620.00
14	BLOCK 1	6057.26

LOT AREA TABLE		
LOT No.	PHASE | BLOCK	AREA (sq. ft.)
36	BLOCK 2	4618.66
37	BLOCK 2	4620.00
38	BLOCK 2	4620.00
39	BLOCK 2	4620.00
40	BLOCK 2	4620.00
41	BLOCK 2	4620.00
42	BLOCK 2	4620.00

LOT AREA TABLE		
LOT No.	PHASE | BLOCK	AREA (sq. ft.)
18	BLOCK 3	4820.35
19	BLOCK 3	5377.11
20	BLOCK 3	6026.02

LOT AREA TABLE		
LOT No.	PHASE | BLOCK	AREA (sq. ft.)
1	BLOCK 4	5175.79
2	BLOCK 4	5176.71
3	BLOCK 4	4620.00
4	BLOCK 4	4620.00
20	BLOCK 4	4620.00
21	BLOCK 4	4620.00
22	BLOCK 4	4620.00
23	BLOCK 4	4620.00
24	BLOCK 4	5272.95

LOT AREA TABLE		
LOT No.	PHASE | BLOCK	AREA (sq. ft.)
1	BLOCK 5	6490.15
2	BLOCK 5	5629.88
3	BLOCK 5	4950.00
4	BLOCK 5	4950.00
5	BLOCK 5	4950.00
21	BLOCK 5	4950.00
22	BLOCK 5	4950.00
23	BLOCK 5	4950.00
24	BLOCK 5	4950.00
25	BLOCK 5	4950.00
26	BLOCK 5	4900.94

LOT AREA TABLE		
LOT No.	PHASE | BLOCK	AREA (sq. ft.)
1	BLOCK 12	4945.96
2	BLOCK 12	4599.65
3	BLOCK 12	4600.71

LOT AREA TABLE		
LOT No.	PHASE | BLOCK	AREA (sq. ft.)
8	BLOCK 6	4627.98
9	BLOCK 6	4620.00
10	BLOCK 6	4620.00
11	BLOCK 6	4620.00
12	BLOCK 6	4620.00
13	BLOCK 6	6025.48
14	BLOCK 6	6247.68
15	BLOCK 6	5858.80
16	BLOCK 6	4619.58
17	BLOCK 6	4619.58
18	BLOCK 6	4619.58
19	BLOCK 6	4619.58
20	BLOCK 6	4619.58
21	BLOCK 6	4619.30
22	BLOCK 6	4619.16
23	BLOCK 6	4619.16
24	BLOCK 6	4619.16
25	BLOCK 6	4619.16
26	BLOCK 6	4969.01

LOT AREA TABLE		
LOT No.	PHASE | BLOCK	AREA (sq. ft.)
1	BLOCK 7	2201.79
2	BLOCK 7	4693.70
3	BLOCK 7	4620.00
4	BLOCK 7	4620.00
5	BLOCK 7	4620.00
6	BLOCK 7	4620.00
7	BLOCK 7	4620.00
8	BLOCK 7	4620.00
9	BLOCK 7	4620.00
10	BLOCK 7	4620.00
11	BLOCK 7	4620.00
12	BLOCK 7	4614.85
13	BLOCK 7	4620.00
14	BLOCK 7	4970.00

LOT AREA TABLE		
LOT No.	PHASE | BLOCK	AREA (sq. ft.)
1	BLOCK 8	4394.08
2	BLOCK 8	6824.01
3	BLOCK 8	5657.25
4	BLOCK 8	4606.27
5	BLOCK 8	4607.77
6	BLOCK 8	4609.27
7	BLOCK 8	4610.77
8	BLOCK 8	4612.28
9	BLOCK 8	4613.78
10	BLOCK 8	4615.28
11	BLOCK 8	4621.93
12	BLOCK 8	4618.28
13	BLOCK 8	4969.86
14	BLOCK 8	4970.00
15	BLOCK 8	4620.00
16	BLOCK 8	4620.00
17	BLOCK 8	4620.00
18	BLOCK 8	4620.00
19	BLOCK 8	4620.00
20	BLOCK 8	4620.00
21	BLOCK 8	4620.00
22	BLOCK 8	4620.00
23	BLOCK 8	4619.99
24	BLOCK 8	5500.00
25	BLOCK 8	6821.99

LOT AREA TABLE		
LOT No.	PHASE | BLOCK	AREA (sq. ft.)
1	BLOCK 9	4581.60
2	BLOCK 9	6506.06
3	BLOCK 9	6861.99
4	BLOCK 9	4620.00
5	BLOCK 9	4620.00
6	BLOCK 9	4620.00
7	BLOCK 9	4620.00
8	BLOCK 9	4620.00
9	BLOCK 9	4620.00
10	BLOCK 9	4620.00
11	BLOCK 9	4620.00
12	BLOCK 9	4620.00
13	BLOCK 9	4970.00
14	BLOCK 9	4970.00
15	BLOCK 9	4620.00
16	BLOCK 9	4620.00
17	BLOCK 9	4620.00
18	BLOCK 9	4620.00
19	BLOCK 9	4620.00
20	BLOCK 9	4620.00
21	BLOCK 9	4620.00
22	BLOCK 9	4620.00
23	BLOCK 9	4620.00
24	BLOCK 9	4620.00
25	BLOCK 9	4664.74
26	BLOCK 9	5159.95

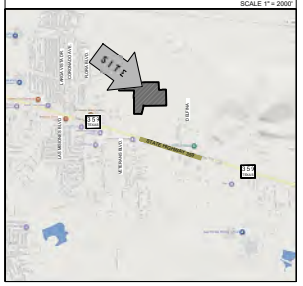
LOT AREA TABLE		
LOT No.	PHASE | BLOCK	AREA (sq. ft.)
1	BLOCK 10	2083.27
2	BLOCK 10	5999.33
3	BLOCK 10	5567.56
4	BLOCK 10	4931.34
5	BLOCK 10	4597.59
6	BLOCK 10	4593.07
7	BLOCK 10	4588.55
8	BLOCK 10	4584.03
9	BLOCK 10	4579.51
10	BLOCK 10	4574.99
11	BLOCK 10	4570.47
12	BLOCK 10	4565.95
13	BLOCK 10	4561.43
14	BLOCK 10	4889.10

LOT AREA TABLE		
LOT No.	PHASE | BLOCK	AREA (sq. ft.)
1	BLOCK 11	4551.59
2	BLOCK 11	4581.83
3	BLOCK 11	4582.89
4	BLOCK 11	4583.95
5	BLOCK 11	4585.01
6	BLOCK 11	4586.07
7	BLOCK 11	4587.13
8	BLOCK 11	4588.19
9	BLOCK 11	4589.25
10	BLOCK 11	4590.31
11	BLOCK 11	1639.66
12	BLOCK 11	4591.78
13	BLOCK 11	4592.85
14	BLOCK 11	4593.91
15	BLOCK 11	4594.97
16	BLOCK 11	4783.15

CURVE TABLE				
CURVE #	LENGTH	RADIUS	CH. DIR.	CH. L
C1	234.24'	2021.25'	S 15° 03' 23" W	234.11'
C2	55.01'	987.65'	S 18° 17' 53" W	55.00'

CURVE TABLE				
CURVE #	LENGTH	RADIUS	CH. DIR.	CH. L
C3	40.79'	1107.65'	N 15° 49' 59" E	40.78'
C4	75.27'	2173.65'	N 6° 41' 32" E	75.26'
C5	90.09'	2173.65'	N 4° 30' 42" E	90.08'
C6	89.66'	2173.65'	N 0° 14' 58" W	89.65'
C7	82.29'	2173.65'	N 2° 30' 55" W	82.29'
C8	90.54'	2660.49'	N 7° 00' 47" W	90.53'
C9	86.16'	2660.49'	N 4° 12' 36" E	86.15'
C10	82.69'	2293.66'	S 2° 36' 44" E	82.69'
C11	83.72'	2313.66'	S 2° 36' 56" E	83.72'
C12	110.01'	2293.66'	S 0° 12' 20" E	110.00'
C13	110.01'	2313.66'	S 0° 12' 32" E	110.00'
C14	118.19'	2313.66'	N 3° 11' 19" E	118.18'
C15	212.02'	2293.66'	S 5° 04' 01" W	211.90'
C16	96.98'	2313.66'	N 6° 31' 08" E	96.98'
C21	15.17'	275.00'	N 87° 59' 50" E	15.17'
C22	20.44'	125.00'	N 84° 39' 44" E	20.42'
C23	14.88'	325.00'	S 88° 06' 57" W	14.88'
C24	5.91'	325.00'	S 86° 16' 59" W	5.91'
C25	6.16'	75.00'	S 82° 19' 45" W	6.16'
C26	6.16'	75.00'	S 87° 01' 58" W	6.16'

LOCATION MAP
LAREDO, TEXAS
SCALE 1" = 2000'



PLAT NOTES & RESTRICTIONS

1. DRIVEWAYS, SIDEWALKS AND TREES WILL BE INSTALLED AT THE TIME OF ISSUANCE OF BUILDING PERMITS, IN ACCORDANCE WITH THE LAREDO LAND DEVELOPMENT CODE.
2. 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. AVOID PLACING CORNER LOT DRIVEWAYS ON THE SIDE OF THE CORNER CLIP.
4. OWNER SHALL NOT CHANGE 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.
5. THIS SUBJECT PROPERTY IS NOT LOCATED WITHIN THE DESIGNATED 100-YEAR FLOODPLAIN PER FEMA FIRM MAP No. 48479C, PANEL No. 1385C, WITH EFFECTIVE DATE OF APRIL 02, 2008.
6. SETBACKS SHALL BE DETERMINED BASED ON THE CURRENT ZONING IN ACCORDANCE TO SECTION 24.77.1 OF THE LAREDO LAND DEVELOPMENT CODE.
7. ALL LOT CONFIGURATIONS SHOWN, INCLUDING MINIMUM LOT AREA(S) SHALL MEET DIMENSIONAL STANDARDS OF THE LAND DEVELOPMENT CODE FOR AN R-1A ZONE.
8. ALL IMPROVEMENTS SHALL BE AS PER SUBDIVISION ORDINANCE.
9. GRID COORDINATES: NAD83 (2011 ADJ.), TEXAS STATE PLANE, 4205 SOUTH ZONE, PROVIDED FOR GENERAL LOCATIVE PURPOSE AND DO NOT REPRESENT OFFICIAL (NGS) CONTROL.
10. LOT 1, BLOCK 7, LOT 1, BLOCK 8, AND LOT 1, BLOCK 9, AND LOT 1, BLOCK 10, ARE UN-BUILDABLE DRAINAGE LOTS.
11. LOTS 1-14, BLOCK 1; LOTS 1 AND 2, BLOCK 4; LOTS 1-5, BLOCK 5; LOTS 8-13, BLOCK 6; LOTS 2-10, BLOCK 7; LOTS 14-25, BLOCK 8; AND LOTS 14-26, BLOCK 9 WILL HAVE SOME SURFACE WATER DRAINING TOWARDS THE BACK OF THE LOT.
12. LOTS 18-20, BLOCK 3; LOTS 20-24, BLOCK 4; LOTS 21-26, BLOCK 5; LOTS 14-27, BLOCK 6; LOTS 2-5, BLOCK 8; LOTS 2 - 13, BLOCK 9; LOTS 2-14 BLOCK 10 WILL RECEIVE SURFACE WATER FROM THE ADJACENT BACK LOTS; HOME OWNER SHALL NOT CHANGE THE GRADES OR CONSTRUCT FLOW RESTRICTING FENCES, BUILDINGS, STRUCTURES OR OTHER IMPROVEMENTS, IN SUCH MANNER THAT IMPEDES THE ESTABLISHED DRAINAGE FLOW. FENCES/WALLS WHICH HAVE THE POTENTIAL TO BLOCK DRAINAGE RUNOFF MUST BE CONSTRUCTED WITH ADEQUATE NUMBER AND SIZES OF OPENINGS TO PERMIT SURFACE RUNOFF ACROSS THE PROPERTY LINE.
13. LOTS 36-42, BLOCK 2; LOTS 18-20, BLOCK 3; LOTS 3-4 AND 20-24, BLOCK 4; LOTS 21-26, BLOCK 5; LOTS 14-27, BLOCK 6; LOTS 11-14, BLOCK 7; LOTS 2-9 AND 14-21, BLOCK 8; LOTS 2-13, BLOCK 9; LOTS 2-14, BLOCK 10; LOTS 1-10 AND 12-16, BLOCK 11; AND LOTS 1-3, BLOCK 12 WILL HAVE LOT GRADING TYPE "A", AS SHOWN ON SHEET 2 OF 2 OF THIS PLAT.
14. LOTS 1-14, BLOCK 1; LOTS 1 AND 2, BLOCK 4; LOTS 1-5, BLOCK 5; LOTS 8-13, BLOCK 6; LOTS 10-22, BLOCK 8; AND LOTS 14-26, BLOCK 9 WILL HAVE LOT GRADING TYPE "B", AS SHOWN ON SHEET 2 OF 2 OF THIS PLAT.
15. THIS PLAT IS SUBJECT TO A CERTIFICATE OF ADJOINING LANDOWNER RUNOFF DISCHARGE AS RECORDED IN VOL. _____, PG. _____, OFFICIAL PUBLIC RECORDS OF WEBB COUNTY, TEXAS.
16. A 6' HIGH BLOCK WALL SHALL BE CONSTRUCTED ALONG THE COMMON BOUNDARY LINE OF THE 20' DRAINAGE EASEMENT AND THE ADJACENT RESIDENTIAL LOTS DURING THE BUILDING PERMIT PHASE. SAID WALL SHALL NOT PREVENT RUNOFF FROM ADJACENT LOTS TO BE DISCHARGED ONTO SAID DRAINAGE EASEMENT.

LEGEND

	PROPERTY CORNER
	PROPERTY LINE
	LOT LINE
	EASEMENT LINE
	BUILDING SETBACK
	GAS LINE
FIR	FOUND IRON ROD
SIR	SET IRON ROD
POB	POINT OF BEGINNING

GRAPHIC SCALE IN FEET
100 0 100 200

ENGINEER
MANUEL E. ESCAMILLA, P.E.
TOP SITE CIVIL GROUP, LLC
6262 McPHERSON RD., STE. 206
LAREDO, TEXAS 78041
(956) 725-5057

SURVEYOR
RICARDO M. VILLARREAL, R.P.L.S.
TOP SITE CIVIL GROUP, LLC
6262 McPHERSON RD., STE. 206
LAREDO, TEXAS 78041
(956) 725-5057

OWNER:
MARTINEZ LAND DEVELOPMENT, LLC
108 EMILIANO
LAREDO, TEXAS 78043

PRELIMINARY PLAT OF

GATOR POINTE SUBDIVISION PHASE 3

PORCION 31 & PORCION 32
CITY OF LAREDO, WEBB COUNTY, TEXAS

PROJECT #: 24.03.05
FIELD DATE: GATOR POINT
DRAWN BY: J.A.M.
APPROVED: M.E.E.
DATE: 03/02/2025
FILE NAME: C2-1 Plat.dwg
SCALE: 1"=100'

TOPSITE Civil Group
topsite civil group llc
engr # F-23574 surv.#10194686
topsitecivil.com
(956) 725-5057

1 OF 1

WATER SERVICE AGREEMENT

AGREEMENT REGARDING WATER SERVICE FOR THE PLAT OF GATOR POINTE SUBDIVISION PHASE 3

PARTIES: This Agreement is by and between the Utility and the Subdivision, to wit: The Utility is the governing board or owner of a retail public utility which supplies of drinking water known as the City of Laredo Utilities Department.

The Subdivider is Martinez Land Development LLC, who are the owners of a tract of land in Webb County, Texas that has been proposed to be divided into a subdivision (the Subdivision) Known as Gator Pointe Subdivision Phase 3 .

TERMS: This agreement is entered into in partial satisfaction of requirements under the Texas Water Development Board's Economically Distressed Areas Program Model Subdivision Rules. The Subdivider has prepared a plat of the Subdivision for submission to the City of Laredo for its approval. The Subdivider plans to construct for the Subdivision a drinking water distribution system to be connected to the Utility's public water system. The Utility has reviewed the plans for the Subdivision under the fully built-out conditions (the anticipated water flow) to be 52 gallons per minute approximately 208 gallons per minute (peak factor of 4).

The Utility covenants that it has or **will** have the ability to provide the anticipated water flow for at least thirty years, and that will provide that water flow. These covenants will be in effect until thirty years after the plat of the Subdivision has been recorded and the Subdivision's water distribution system has been connected to the Utility's water supply system.

The Subdivider covenants that the water distribution system will be constructed as shown in the Plans and as provided for through the plat-approval process so that the residents of the lots of Subdivision may receive drinking water service from the Utility. Upon completion of the water distribution system and upon its approval and acceptance by the utility, the Subdivider will convey to the Utility all rights and title to the water distribution system.

The Subdivider has paid the Utility the sum of $212,438 which represents the total costs of fees for water availability, and annexation.

The above provisions notwithstanding, this Agreement shall no longer be in effect if the plat of the Subdivision is not approved by the City of Laredo or by municipality whose approval is required.

By affixing his or her signature to this Agreement, the person signing for the Utility warrants that he or she is authorized to sign this Agreement on behalf of the Utility. By affixing his or her signature to this Agreement, the person signing for the Subdivider warrants that he or she is authorized to sign this Agreement on behalf of the Subdivider.

This Agreement is effective on 4-20, 2026.

City of Laredo Utilities Department

By: Tanya Al-Zubi

Printed Name:

Office or Position: Director Utilities Department

Date: 4/26/26

The Subdivider:

By:

Printed Name: GEORGE MARTINEZ

Office or Position: 4/17/2026

WASTEWATER SERVICE AGREEMENT

AGREEMENT REGARDING WASTEWATER SERVICE FOR THE PLAT OF GATOR POINTE SUBDIVISION PHASE 3

PARTIES: This agreement is by and between the Utility and the Subdivider, to wit: The Utility is the governing board or owner of a retail public utility which provides wastewater treatment and is known as the City of Laredo Water Utilities Department.

The Subdivider is MARTINEZ LAND DEVELOPMENT LLC who are the owners of a tract of land in Webb County, Texas, that has been proposed to be divided into a subdivision (the Subdivision) known as: GATOR POINTE SUBDIVISION PHASE 3

TERMS: This Agreement is entered into in partial satisfaction of requirements under the Texas Water Development Board's Economically Distressed Areas Program Model Subdivision Rules. The Subdivider has prepared a plat of the Subdivision for submission to the City of Laredo for its approval. The Subdivider plans to construct for the Subdivision a wastewater collection system to be connected to the Utility's wastewater collection and treatment system. Such wastewater will consist of domestic sewage, i.e., waterborne human waste and waste from domestic activities such as bathing, washing and food preparation. The Utility has reviewed the plans for the Subdivision (the Plans) and has estimated the wastewater flow projected from the Subdivision under fully built-out conditions (the projected wastewater flow) to be approximately 40 gallons per minute 160 (peak factor of 4).

The Utility Covenants that is has or will have the capacity to treat the projected wastewater flow and that it will treat that wastewater for at least thirty years. These covenants will be in effect until thirty years after the plat of the Subdivision has been recorded and the Subdivision's wastewater collection system has been connected to the Utility's wastewater treatment plant.

The Subdivider covenants that the wastewater collection system will be constructed as shown in the Plans and as provided for through the plat approval process so that the residents of the lots of the Subdivision may receive wastewater treatment service from the Utility. Upon completion of the wastewater collection system and upon its approval and acceptance by the Utility, the Subdivider will convey to the Utility all right and title to the wastewater collection system.

The Subdivider has paid the Utility the sum of $275,724 which represents the total cost of fees for annexation.

The above provisions notwithstanding, this Agreement shall no longer be in effect if the plat of the Subdivision is not approved by the City of Laredo or by municipality whose approval is required.

By affixing his or her signature to this Agreement, the person signing for the Utility warrants that he or she is authorized to sign this Agreement on behalf of the Utility. By affixing his or her signature to this Agreement, the person signing for the Subdivider warrants that he or she is authorized to sign this Agreement on behalf of the Subdivider.
This Agreement is effective on 4-29-, 2026.

City of Laredo Utilities Department

By: Tanea Al-Zabet

Printed Name:

Office or Position: Director Utilities Department

Date: 4/20/26

The Subdivider:

By:

Printed Name: GEORGE MARTINEZ

Office or Position: Managing Member

Date: 4/17/2026

City of Laredo

Planning & Zoning Commission

Meeting Date: 5/14/2026 **Model Subdivision Compliance 11B**

SUBJECT
Consideration of Model Rule Subdivision Compliance of the plat of Loma Veranos Subdivision. The intent is residential.

PL-107-2026
District I - Cm. Gilbert Gonzalez

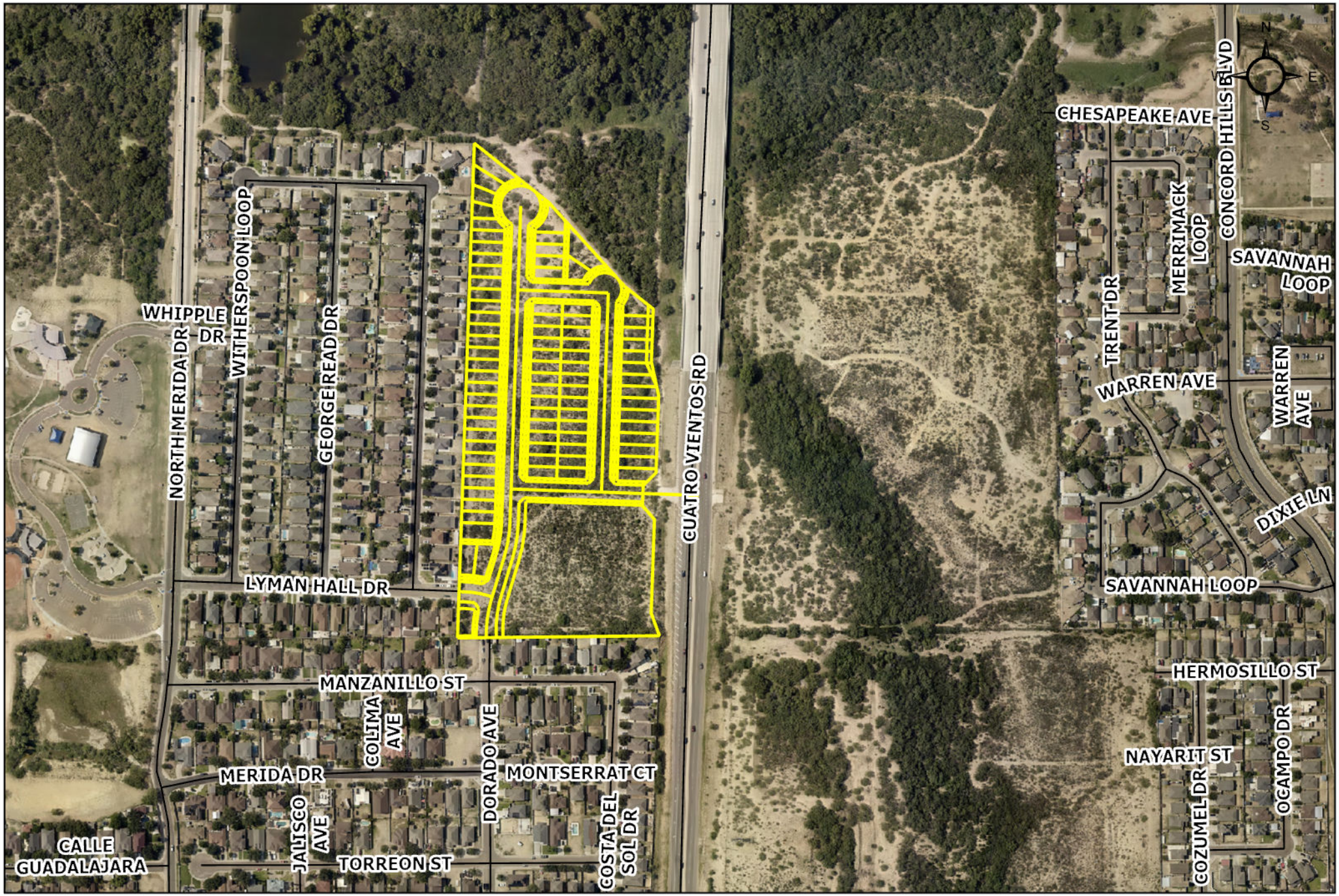
BACKGROUND
APPLICANT: Republic Land & Development Company
ENGINEER: Porras Nance Engineering

PROPERTY INFORMATION:
Location: west of Cuatro Vientos Road and north of Dorado Avenue
Size: Approximately 16.005 acres, more or less
Proposed Development: 87 lots
Current Zoning: R-1B (Single-Family High-Density District) and R-2 (Multi-Family District)
Council District: District I - Cm. Gilbert Gonzalez

STAFF RECOMMENDATION
APPROVAL

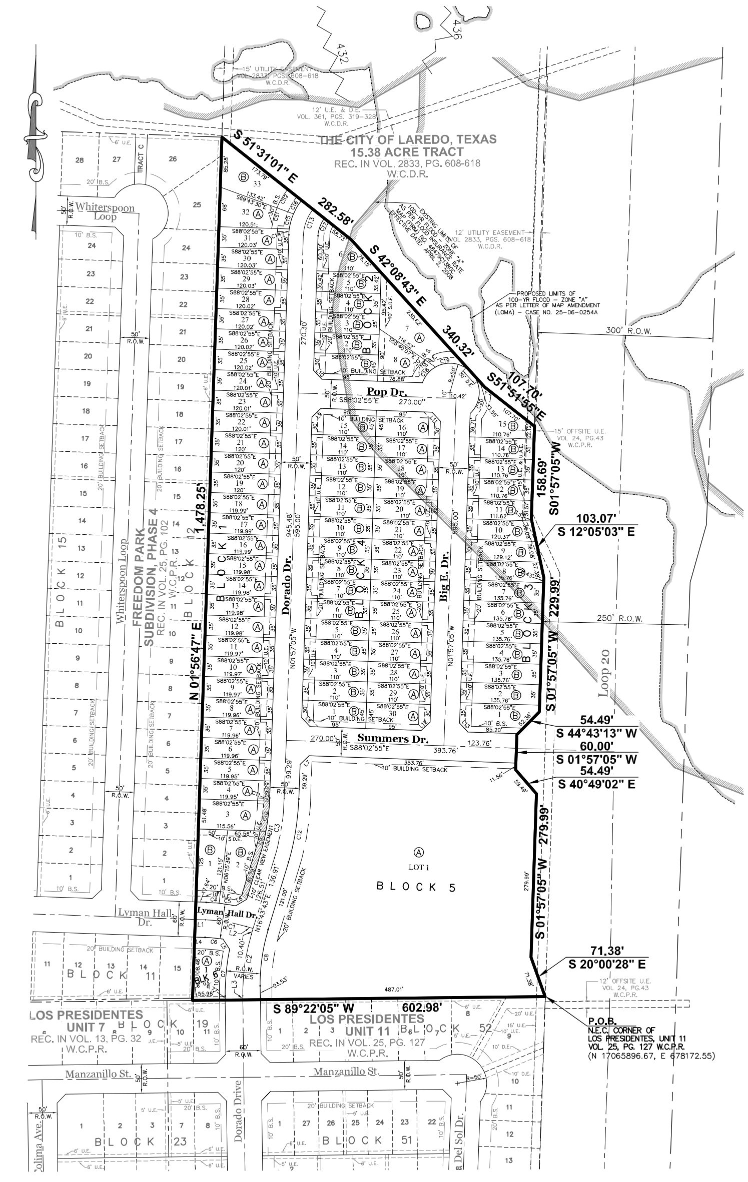
NOTICE TO THE DEVELOPER:
N/A

AERIAL LOCATION MAP



N O T E S:

1.–MAINTENANCE OF THE LANDSCAPING SHALL COMPLY WITH THE PROVISIONS OF APPENDIX F–2 OF SECTION 24–83 OF THE LAREDO LAND DEVELOPMENT CODE.
2.–THE SETBACKS SHALL BE DETERMINED BASED ON THE CURRENT ZONING IN ACCORDANCE TO SECTION 24.77.1 OF THE LAREDO LAND DEVELOPMENT CODE.
3.–DRIVEWAYS, SIDEWALKS AND TREES WILL BE INSTALLED AT THE TIME OF ISSUANCE OF BUILDING PERMITS IN ACCORDANCE WITH THE LAREDO LAND DEVELOPMENT CODE.
4.–ALL CURB CUTS SHALL COMPLY WITH THE TRANSPORTATION ELEMENT OF THE CITY OF LAREDO COMPREHENSIVE PLAN.
5.–BASIS OF BEARINGS & DISTANCES: GPS NAD 83 (2011 ADJ.) TEXAS STATE PLANE, 4205 SOUTH ZONE GRID COORDINATES.
6.–P.O.B. COORDINATES REFERENCED TO NAD 83 (2011 ADJ.), TEXAS STATE PLANE, 4205 SOUTH ZONE ARE PROVIDED FOR GENERAL LOCATIVE PURPOSES.
7.–ACCESS TO LOOP 20 IS SUBJECT TO TEXAS DEPARTMENT OF TRANSPORTATION (TxDOT) REVIEW AND APPROVAL.
8.–LOTS 1–15, BLOCK 3; SHALL BE PROHIBITED FROM HAVING ACCESS THROUGH LOOP 20.
9.–LOTS 1, 2 & 33, BLOCK 1; LOTS 1–6, BLOCK 2; LOTS 1–15, BLOCK 3 AND LOTS 1–15, BLOCK 4 WILL HAVE SOME SURFACE WATER DRAINING TOWARDS THE BACK OF THE LOT. LOT 2, BLOCK 1; LOTS 7–8, BLOCK 2 AND LOTS 16–30, BLOCK 4 WILL RECEIVE SURFACE WATER RUNOFF FROM ADJACENT LOTS. HOME OWNER SHALL NOT CHANGE THE GRADES OR CONSTRUCT FLOW RESTRICTING FENCES, BUILDINGS, STRUCTURES OR OTHER IMPROVEMENTS, IN SUCH MANNER THAT IMPEDES THE ESTABLISHED DRAINAGE FLOW. FENCES/WALLS WHICH HAVE THE POTENTIAL TO BLOCK DRAINAGE RUNOFF MUST BE CONSTRUCTED WITH ADEQUATE NUMBER AND SIZES OF OPENINGS TO PERMIT SURFACE RUNOFF TO CONTINUE TO FLOW.
10.–LOTS 3–32, BLOCK 1; LOTS 7–8, BLOCK 2; LOTS 16–30, BLOCK 4; LOT 1, BLOCK 5 AND LOT 1, BLOCK 6 WILL HAVE LOT GRADING TYPE "A"; LOTS 1, 2 & 33, BLOCK 1; LOTS 1–6, BLOCK 2; LOTS 1–15, BLOCK 3 AND LOTS 1–15, BLOCK 4 WILL HAVE LOT GRADING TYPE "B"; AS SHOWN ON SHEET 2 OF 2 OF THIS PLAT.
11.–STRUCTURES ON LOT 7, BLOCK 2 AND LOT 15, BLOCK 3 SHALL HAVE A MINIMUM FINISH FLOOR ELEVATION OF 443.00
12.–NO PLANTING, STRUCTURE, FENCE, WALL, BERM OR OTHER OBSTRUCTION TO VISION EXCEEDING THREE (3) FEET IN HEIGHT SHALL BE INSTALLED, CONSTRUCTED OR MAINTAINED AS TO OBSTRUCT CROSS– VISIBILITY IN THE CLEAR VIEW EASEMENT (C.V.E.), AS SHOWN ON LOTS 2–4, BLOCK 1.
13.–THIS PLAT IS SUBJECT TO A RUNOFF ACCEPTANCE LETTER FOR DRAINAGE RUNOFF DISCHARGE AS RECORDED IN VOLUME 2833, PAGES 608–618, OF THE OFFICIAL PUBLIC RECORDS, WEBB COUNTY TEXAS. PRE–DEVELOPMENT AND POST–DEVELOPMENT RUNOFF WILL BE CONVEYED BY THE PROPOSED STREETS AND STORM DRAINAGE SYSTEM AND ULTIMATELY DETAINED ON EXISTING AND FUTURE DETENTION POND FACILITIES



METES AND BOUNDS DESCRIPTION

16.005 ACRE TRACT
Being out and part of
Porcion 32 ~ Abstract 296 ~ Antonio Treviño, Original Grantee
Within the limits of the
City of Laredo, Webb County, Texas

Being a 16.005 Acre tract of land, more or less, situated in Porcion 32, Abstract 296, Antonio Treviño, Original Grantee, within the limits of the City of Laredo, in Webb County, Texas, said 16.005 Acre tract being out and part of Summers Family Partnership 77.5361 Acre Tract, as recorded in Volume 2052, Pages 592–596 of the Webb County Deed Records, Webb County Texas; and more particularly described by metes and bounds as follows, to wit:

BEGINNING at a found ½" iron rod for the Northeast corner of Los Presidentes Unit 11 (amended), as recorded in Volume 25, Page 127 of the Webb County Plat Records, being a point on the Westerly right-of-way line of Loop 20 (Cuatro Vientos Rd.), the Southeast corner of the herein described tract and the POINT OF BEGINNING;

THENCE South 89°22'05" West, 602.98 Feet, along the North Boundary line of said Los Presidentes, Unit 11, to a set ½" iron rod for the Southwest corner of this tract;

THENCE North 01°56'47" East, at 3.56 feet passing the Southeast corner of Freedom Park Subdivision, Phase 4, as recorded in Volume 25, Page 102 of the Webb County Plat Records, continuing along the common boundary line with same Freedom Park Subdivision, Phase 4, for a total distance of 1478.25 feet, to a set ½" iron rod for the Southwest corner of The City of Laredo, Texas 15.38 Acre Tract, as recorded in Volume 2833, Pages 608–618 of the Webb County Deed Records and the Northwest corner of this tract;

THENCE along the Southerly boundary line of said 15.38 Acre tract, being the Northerly boundary line of the herein described tract, as follows;

South 51°31'01" East, 282.58 Feet, to a set ½" iron rod for an exterior deflection corner to the right of this tract;

South 42°08'43" East, 340.32 Feet, to a set ½" iron rod for an interior deflection corner to the left of this tract;

South 51°51'55" East, 107.70 Feet, to a set ½" iron rod for the Southeast corner of aforesaid 15.38 Acre tract, a point on the Westerly right-of-way line of Loop 20 and the Northeast corner of this tract;

THENCE along said Westerly right-of-way line of Loop 20, being the Easterly boundary line of the herein described tract, as follows;

South 01°57'05" West, 158.69 Feet, to a found TxDOT disc monument for and interior deflection corner to the left of this tract;

South 12°05'03" East, 103.07 Feet, to a found TxDOT disc monument for and exterior deflection corner to the right of this tract;

South 01°57'05" West, 229.99 Feet, to a found TxDOT disc monument for and exterior deflection corner to the right of this tract;

South 44°43'13" West, 54.49 Feet, to a found TxDOT disc monument for and interior deflection corner to the left of this tract;

South 01°57'05" West, 60.00 Feet, to a found TxDOT disc monument for and interior deflection corner to the left of this tract;

South 40°49'02" East, 54.49 Feet, to a found TxDOT disc monument for and exterior deflection corner to the right of this tract;

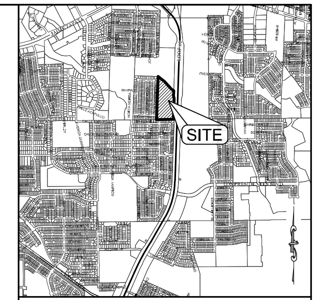
South 01°57'05" West, 279.99 Feet, to a found TxDOT disc monument for and interior deflection corner to the left of this tract;

South 20°00'28" East, 71.38 Feet, to the Northeast corner of aforementioned Los Presidentes Unit 11, the Southeast corner of this tract and the POINT OF BEGINNING.

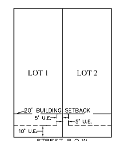
Basis of Bearings:
GPS NAD 83 (2011 Adj.), Texas State Plane, 4205 South Zone, Grid Coord

NOTES:

1.–MAINTENANCE OF THE LANDSCAPING SHALL COMPLY WITH THE PROVISIONS OF APPENDIX F–2 OF SECTION 24–83 OF THE LAREDO LAND DEVELOPMENT CODE.
2.–THE SETBACKS SHALL BE DETERMINED BASED ON THE CURRENT ZONING IN ACCORDANCE TO SECTION 24.77.1 OF THE LAREDO LAND DEVELOPMENT CODE.
3.–DRIVEWAYS, SIDEWALKS AND TREES WILL BE INSTALLED AT THE TIME OF ISSUANCE OF BUILDING PERMITS IN ACCORDANCE WITH THE LAREDO LAND DEVELOPMENT CODE.
4.–ALL CURB CUTS SHALL COMPLY WITH THE TRANSPORTATION ELEMENT OF THE CITY OF LAREDO COMPREHENSIVE PLAN.
5.–BASIS OF BEARINGS & DISTANCES: GPS NAD 83 (2011 ADJ.) TEXAS STATE PLANE, 4205 SOUTH ZONE GRID COORDINATES.
6.–P.O.B. COORDINATES REFERENCED TO NAD 83 (2011 ADJ.), TEXAS STATE PLANE, 4205 SOUTH ZONE ARE PROVIDED FOR GENERAL LOCATIVE PURPOSES.
7.–ACCESS TO LOOP 20 IS SUBJECT TO TEXAS DEPARTMENT OF TRANSPORTATION (TxDOT) REVIEW AND APPROVAL.
8.–LOTS 1–15, BLOCK 3; SHALL BE PROHIBITED FROM HAVING ACCESS THROUGH LOOP 20.
9.–LOTS 1, 2 & 33, BLOCK 1; LOTS 1–6, BLOCK 2; LOTS 1–15, BLOCK 3 AND LOTS 1–15, BLOCK 4 WILL HAVE SOME SURFACE WATER DRAINING TOWARDS THE BACK OF THE LOT. LOT 2, BLOCK 1; LOTS 7–8, BLOCK 2 AND LOTS 16–30, BLOCK 4 WILL RECEIVE SURFACE WATER RUNOFF FROM ADJACENT LOTS. HOME OWNER SHALL NOT CHANGE THE GRADES OR CONSTRUCT FLOW RESTRICTING FENCES, BUILDINGS, STRUCTURES OR OTHER IMPROVEMENTS, IN SUCH MANNER THAT IMPEDES THE ESTABLISHED DRAINAGE FLOW. FENCES/WALLS WHICH HAVE THE POTENTIAL TO BLOCK DRAINAGE RUNOFF MUST BE CONSTRUCTED WITH ADEQUATE NUMBER AND SIZES OF OPENINGS TO PERMIT SURFACE RUNOFF TO CONTINUE TO FLOW.
10.–LOTS 3–32, BLOCK 1; LOTS 7–8, BLOCK 2; LOTS 16–30, BLOCK 4; LOT 1, BLOCK 5 AND LOT 1, BLOCK 6 WILL HAVE LOT GRADING TYPE "A"; LOTS 1, 2 & 33, BLOCK 1; LOTS 1–6, BLOCK 2; LOTS 1–15, BLOCK 3 AND LOTS 1–15, BLOCK 4 WILL HAVE LOT GRADING TYPE "B"; AS SHOWN ON SHEET 2 OF 2 OF THIS PLAT.
11.–STRUCTURES ON LOT 7, BLOCK 2 AND LOT 15, BLOCK 3 SHALL HAVE A MINIMUM FINISH FLOOR ELEVATION OF 443.00
12.–NO PLANTING, STRUCTURE, FENCE, WALL, BERM OR OTHER OBSTRUCTION TO VISION EXCEEDING THREE (3) FEET IN HEIGHT SHALL BE INSTALLED, CONSTRUCTED OR MAINTAINED AS TO OBSTRUCT CROSS– VISIBILITY IN THE CLEAR VIEW EASEMENT (C.V.E.), AS SHOWN ON LOTS 2–4, BLOCK 1.
13.–THIS PLAT IS SUBJECT TO A RUNOFF ACCEPTANCE LETTER FOR DRAINAGE RUNOFF DISCHARGE AS RECORDED IN VOLUME 2833, PAGES 608–618, OF THE OFFICIAL PUBLIC RECORDS, WEBB COUNTY TEXAS. PRE–DEVELOPMENT AND POST–DEVELOPMENT RUNOFF WILL BE CONVEYED BY THE PROPOSED STREETS AND STORM DRAINAGE SYSTEM AND ULTIMATELY DETAINED ON EXISTING AND FUTURE DETENTION POND FACILITIES



VICINITY MAP 1"=2,000'



LINE DATA

CLIP	DISTANCE	BEARING
L1	17.64'	S 88°03'20" E
L2	12.02'	S 73°16'17" E
L3	6.81'	N 00°43'00" W
L4	17.64'	S 88°03'20" E
L5	20.90'	S 33°16'51" E
L6	21.91'	N 59°48'16" E
L7	21.21'	N 46°57'05" E
L8	21.21'	S 43°02'55" E
L9	21.21'	N 46°57'05" E
L10	21.21'	S 43°02'55" E
L11	21.21'	S 43°02'55" E
L12	21.21'	N 46°57'05" E
L13	21.21'	S 43°02'55" E

CURVE DATA

CURVE	DELTA ANGLE	RADIUS	ARC	TANG	CHORD	CHORD BEARING
C1	14°47'03"	275.00'	70.96'	35.68'	70.76'	S 80°39'49" E
C2	17°26'43"	350.00'	106.57'	53.70'	106.16'	N 08°00'21" W
C3	14°46'38"	400.00'	103.16'	51.87'	102.88'	N 09°20'24" E
C4	04°11'00"	305.00'	22.27'	11.14'	22.26'	S 85°57'50" E
C5	05°20'36"	305.00'	28.44'	14.23'	28.43'	S 81°12'02" E
C6	07°11'35"	245.00'	30.76'	15.40'	30.74'	S 84°27'33" E
C7	12°07'58"	380.00'	80.47'	40.38'	80.32'	N 05°02'59" E
C8	17°26'43"	320.00'	97.43'	49.10'	97.06'	N 08°00'21" E
C9	06°00'17"	375.00'	39.30'	19.67'	39.28'	N 13°43'34" E
C10	07°53'28"	375.00'	51.70'	25.89'	51.66'	N 06°46'27" E
C11	00°52'23"	375.00'	5.71'	2.86'	5.71'	N 02°23'16" E
C12	14°46'38"	425.00'	109.61'	55.11'	109.31'	N 09°20'24" E
C13	36°31'54"	75.00'	47.82'	24.75'	47.01'	N 20°13'02" E
C14	05°34'00"	100.00'	9.72'	4.86'	9.71'	N 04°44'05" E
C15	15°23'01"	100.00'	26.85'	13.51'	26.77'	N 15°12'35" E
C16	15°34'53"	100.00'	27.19'	13.68'	27.11'	N 30°41'32" E
C17	36°31'54"	50.00'	31.88'	16.50'	31.34'	N 20°13'02" E
C18	40°58'29"	50.00'	35.76'	18.68'	35.00'	N 39°53'47" E
C19	77°28'16"	50.00'	67.61'	40.11'	62.57'	S 80°52'51" E
C20	88°59'06"	50.00'	77.65'	49.12'	70.08'	S 02°20'50" W
CS1	16°03'52"	130.00'	36.45'	18.34'	36.33'	N 14°15'46" E
CS2	16°11'17"	130.00'	36.73'	18.49'	36.61'	N 30°23'21" E

CS= CURVE AT SETBACK LINE

LOT AREAS

BLOCK 1

LOT	AREA (S.F.)
1	5,628
2	7,041
3	6,091
4	4,198
5	4,198
6	4,199
7	4,199
8	4,199
9	4,199
10	4,199
11	4,199
12	4,199
13	4,199
14	4,199
15	4,200
16	4,200
17	4,200
18	4,200
19	4,200
20	4,200
21	4,200
22	4,200
23	4,200
24	4,200
25	4,201
26	4,201
27	4,201
28	4,201
29	4,201
30	4,201
31	4,203
32	5,860
33	7,721

BLOCK 2

LOT	AREA (S.F.)
1	4,838
2	3,850
3	3,850
4	3,850
5	3,896
6	5,642
7	8,740
8	5,415

BLOCK 3

LOT	AREA (S.F.)
1	5,992
2	4,752
3	4,752
4	4,752
5	4,752
6	4,752
7	4,752
8	4,663
9	4,366
10	4,060
11	3,878
12	3,877
13	3,877
14	3,877
15	6,313

BLOCK 4

LOT	AREA (S.F.)
1	4,838
2	3,850
3	3,850
4	3,850
5	3,850
6	3,850
7	3,850
8	3,850
9	3,850
10	3,850
11	3,850
12	3,850
13	3,850
14	3,850
15	4,838
16	4,838
17	3,850
18	3,850
19	3,850
20	3,850
21	3,850
22	3,850
23	3,850
24	3,850
25	3,850
26	3,850
27	3,850
28	3,850
29	3,850
30	4,838

BLOCK 5

LOT	AREA (S.F.)
1	175,458

BLOCK 6

LOT	AREA (S.F.)
1	5,984

TOTAL RESIDENTIAL LOTS :87

CERTIFICATE OF OWNER

STATE OF TEXAS §
COUNTY OF WEBB §

I, JESUS J. RUIZ, PRESIDENT OF HOME MART, INC. A TEXAS CORPORATION, OWNER OF THE LAND SHOWN ON THIS PLAT AND DESIGNATED HEREIN AS LOMA VERANOS SUBDIVISION, IN THE CITY OF LAREDO, COUNTY OF WEBB, TEXAS AND WHOSE NAME IS SUBSCRIBED HERETO, HEREBY DEDICATE TO THE USE OF THE PUBLIC FOREVER ALL STREETS, EASEMENTS AND PUBLIC PLACES THEREON SHOWN FOR THE PURPOSE AND CONSIDERATION THEREIN EXPRESSED.
HOME MART, INC. – OWNER

JESUS J. RUIZ
PRESIDENT

DATE

DRAFT

CERTIFICATE OF NOTARY PUBLIC

STATE OF TEXAS §
COUNTY OF WEBB §

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED JESUS J. RUIZ, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN STATED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, THIS ____ DAY OF _________, 20____.

NOTARY PUBLIC
WEBB COUNTY, TEXAS
My Commission Expires the ____day of______________, 20___.

CERTIFICATE OF LIENHOLDER

THIS SUBDIVISION MAP IS HEREBY APPROVED AND ADOPTED BY THE UNDERSIGNED LIEN HOLDER THIS _____ DAY OF _________________ 2024

BY: ____________________________________

TITLE ____________________________________ AS AN ACT AND DEED OF

____

CERTIFICATE OF NOTARY PUBLIC

STATE OF TEXAS §
COUNTY OF WEBB §

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED
NAME: ____________________________________
TITLE: ____________________________________
FINANCIAL INSTITUTION: ___________________________

KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN STATED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, THIS ____ DAY OF _________, 20____.

NOTARY PUBLIC
WEBB COUNTY, TEXAS
My Commission Expires the ____day of______________, 20___.

CERTIFICATE OF ENGINEER

STATE OF TEXAS §
COUNTY OF WEBB §

I, ROGELIO BALDAZO, THE UNDERSIGNED LICENSED PROFESSIONAL ENGINEER IN THE STATE OF TEXAS, 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.

DRAFT

ROGELIO BALDAZO
LICENSED PROFESSIONAL ENGINEER
TEXAS REG. NO. 92652

DATE

CERTIFICATE OF SURVEYOR

STATE OF TEXAS §
COUNTY OF WEBB §

I, WAYNE NANCE, THE UNDERSIGNED REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF TEXAS, HEREBY CERTIFY THAT THIS PLAT IS TRUE AND CORRECT AND WAS PREPARED FROM AN ACTUAL SURVEY OF THE PROPERTY MADE UNDER MY SUPERVISION ON THE GROUND AND THAT THE CORNER MONUMENTS SHOWN THEREON WERE PROPERLY PLACED UNDER MY PERSONAL SUPERVISION.

DRAFT

WAYNE NANCE
REGISTERED PROFESSIONAL LAND SURVEYOR
TEXAS REG. NO. 6235

DATE

CERTIFICATE OF CITY ENGINEER

STATE OF TEXAS §
COUNTY OF WEBB §

I, HAVE REVIEWED THIS PLAT AND ACCOMPANYING CONSTRUCTION DRAWINGS IDENTIFIED AS LOMA VERANOS SUBDIVISION, PREPARED BY: ROGELIO BALDAZO, LICENSED PROFESSIONAL ENGINEER No. 92652, AND DATED THE ____ DAY OF _______________, 20_____, WITH THE LAST REVISED DATE ON ___________________________, AND HAVE FOUND THEM IN THE COMPLIANCE WITH THE SUBDIVISION ORDINANCE OF THE CITY OF LAREDO, TEXAS.

DRAFT

RAMON E. CHAVEZ, P.E.
CITY ENGINEER

DATE

PLANNING COMMISSION APPROVAL

STATE OF TEXAS §
COUNTY OF WEBB §

THIS PLAT: LOMA VERANOS SUBDIVISION, HAS BEEN SUBMITTED TO AND CONSIDERED BY THE PLANNING COMMISSION OF THE CITY OF LAREDO, TEXAS, AND IS HEREBY APPROVED BY SUCH COMMISSION ON ____ DAY OF_____________, 20______.

DRAFT

JUAN M. NARVAEZ, JR.
CHAIRMAN

DATE

ATTESTMENT OF PLANNING COMMISSION APPROVAL

STATE OF TEXAS §
COUNTY OF WEBB §

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 SAID APPROVAL.

DRAFT

VANESSA GUERRA, AICP
PLANNING DIRECTOR

DATE

CERTIFICATE OF COUNTY CLERK

STATE OF TEXAS §
COUNTY OF WEBB §

I, MARGIE RAMIREZ IBARRA, CLERK OF THE COUNTY COURT IN AND FOR WEBB COUNTY, DO HEREBY CERTIFY THE FOREGOING INSTRUMENT DATED THE ___________ DAY OF __________________, 20_____ WITH ITS CERTIFICATE OF AUTHENTICATION WAS FILED FOR RECORD IN MY OFFICE ON THE ________ DAY OF ___________, 20_________ AT _____________ O'CLOCK _________M IN VOLUME ______, PAGE ______________OF THE MAP RECORD OF SAID COUNTY.

DEPUTY

COUNTY CLERK
WEBB COUNTY, TEXAS

FILED FOR RECORD AT ________O'CLOCK______M ON THE ______ DAY OF ___________________, 20_______.

DEPUTY

COUNTY CLERK
WEBB COUNTY, TEXAS

GRAPHIC SCALE IN FEET
25 0 50 100 200

DATE	02-04-2026
REVISIONS :	
VERICAL SCALE	---
HORIZONTAL SCALE	1"=100'
DRAWN	R.B.
CHECKED	T.P.N./W.N.
APPROVED	R.B./W.N.
FIELD BOOK	---

LEGEND:

R.O.W.	RIGHT OF WAY
P.O.B.	POINT OF BEGINNING
W.C.P.R.	WEBB COUNTY PLAT RECORDS
W.C.D.R.	WEBB COUNTY DEED RECORDS
B.S.	BUILDING SETBACK
U.E.	UTILITY EASEMENT
W.L.	WATER LINE
S.S.L.	SANITARY SEWER LINE
●	1/2" IRON RON

PORRAS NANCE ENGINEERING
304 E. CALTON RD.
LAREDO, TEXAS 78041
TBPE F-6205
TBPLS F-101888
OFFICE (956) 724-3097
www.porrasnance.com

OWNER:
REPUBLIC LAND AND DEVELOPMENT COMPANY, L.P. & HOME MART, INC.
11204 McPHERSON RD.-STE 110
LAREDO, TEXAS 78045

ENGINEER/SURVEYOR:
PORRAS NANCE ENGINEERING
304 E. CALTON RD.
P.O. BOX 1670
LAREDO, TEXAS 78044
(956) 724-3097 PH
(956) 724-9208 FX

PROJECT DATA:

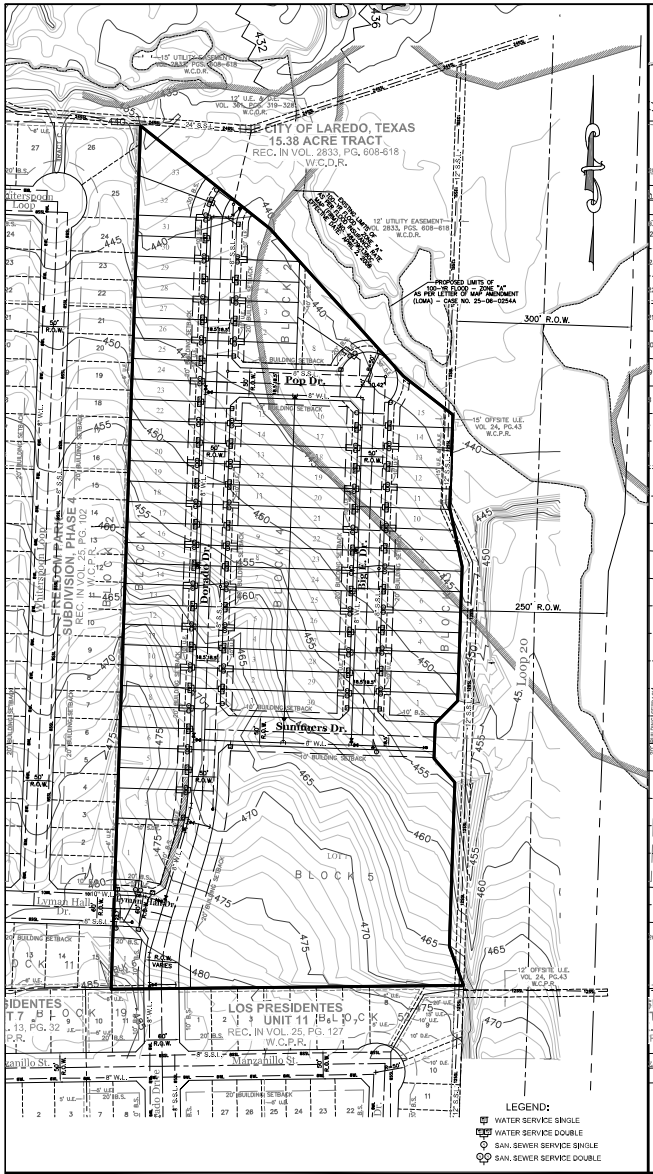
ACRES	: 16.005 ACRES
LOTS	: 88 LOTS
R.O.W.	: 50' – 60'
B/B	: 31' – 41'

PLAT OF:

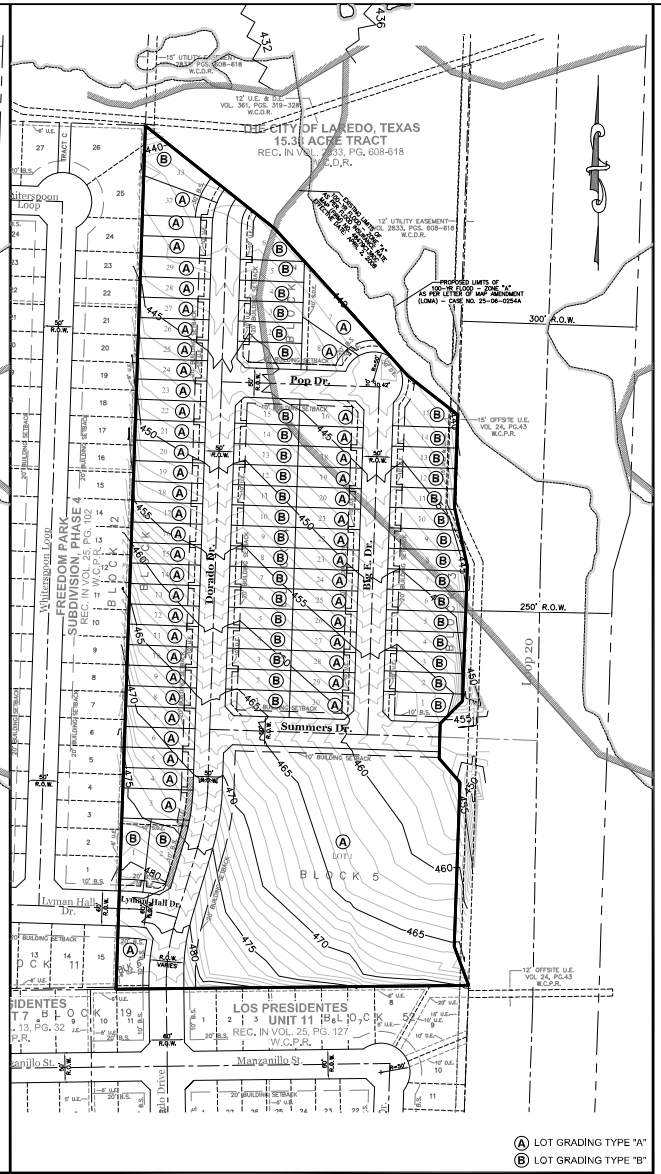
LOMA VERANOS SUBDIVISION

16.005 ACRE TRACT
OUT OF SUMMERS FAMILY PARTNERHIP 77.5361 ACRE TRACT
AS RECORDED IN VOL. 2052, PGS. 592–596 W.C.D.R.
PORCION 32 ~ ABSTRACT 296, ANTONIO TREVIÑO, ORIGINAL GRANTEE
CITY OF LAREDO, WEBB COUNTY, TEXAS

SHEET: 1 OF 2



WATER DISTRIBUTION SYSTEM AND SANITARY SEWER SYSTEM
SCALE: 1"=100'



POST DEVELOPMENT TOPOGRAPHY
SCALE: 1"=100'

Water Supply: Description, Costs and Operability Date

Loma Veranos Subdivision, 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 atleast 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 8" diameter water line running along the West side of the existing right-of-way of Dorado Dr. and a 10" diameter water line running along the North side of the existing right-of-wa of Lyman Hall Dr. The water system for Loma Veranos Subdivision consists of the extension of the existing 10" diameter water line along Lyman Hall Dr. and 8" diameter water line along Dorado Dr., and 8" diameter water line running along Pop Dr., Big E. Dr. and Summers Dr. inside this subdivision. These lines will service a total of 87 residential lots and 1 Multi-Family Lot through individual services consisting of a ¾" diameter single service for individual lots and a 1" diameter dual service lines run to pairs of lots before splitting into two ¾" diameter single service lines going to the water meter boxes for each lot and a 2" diameter single service for the Multi-Family Lot.

The 10" and 8" lines, gate valves, MJ fittings, fire hydrants, the 1" dual service lines, the ¾" single service lines, and the meter boxes have already been installed, at a total cost of $410,505 or $4,718.45 per lot. The subdivider has in addition paid the City of Laredo the sum of $28,000 which covers the cost per lot for the water availability fees.

Sewer Facilities: Descrption, Costs and Operability Date

Sewage from Loma Veranos Subdivision will be disposed of through the sanitary sewer system of the City of Laredo. The subdivider, and the City of Laredo have entered into a contract in which the City of Laredo has promised to provide sufficient sewage disposal for the full development of this subdivision. The City of Laredo has an existing 24" diameter sanitary sewer collector running located at the property immediately North of this project, owned by the City of Laredo flowing West. The sanitary sewer system for Loma Veranos Subdivision consists of proposed 8" diameter sanitary sewer lines along Dorado Dr., Pop Dr., Big E. Dr. and Lyman Hall Dr. that connect to said existing 24" diameter sanitary sewer collector. The sanitary sewer system will service a total of 87 residential lots and 1 Multy-Family Lot through individual services consisting of a 6" diameter single service for individual lots and a 6" diameter dual service lines run to pairs of lots before splitting into two 6" diameter single service lines.

The 8" lines, the manholes, the clean-outs, the 6" dual service lines, and the 6" single service lines have already been installed, at a total cost of $417,740.20 or $4,801.61 per lot.

CERTIFICATE OF ENGINEER

STATE OF TEXAS §
COUNTY OF WEBB §

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.

ROGELIO BALDAZO
LICENSED PROFESSIONAL ENGINEER
TEXAS REG. NO. 92652

DATE

CERTIFICATE OF UTILITIES DIRECTOR

STATE OF TEXAS §
COUNTY OF WEBB §

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.

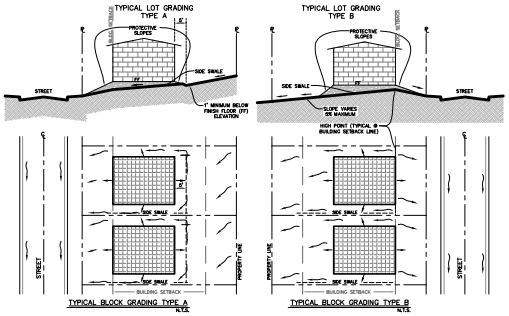
DR. TAREQ AL-ZABET
UTILITIES DIRECTOR

DATE

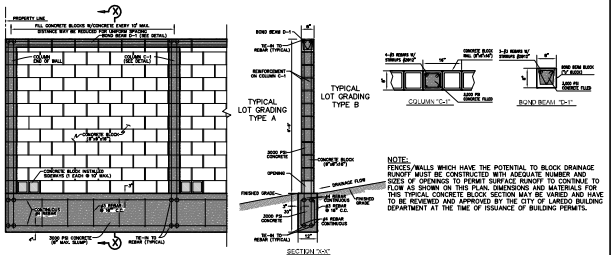
UTILITIES DEPARTMENT

DATE

DRAFT



NOTE:
HOME BUILDERS/HOME OWNERS SHALL NOT CHANGE THE GRADES OR CONSTRUCT FLOW RESTRICTING FENCES, BUILDINGS, STRUCTURES OR OTHER IMPROVEMENTS IN SUCH A WAY TO IMPEDE OR CHANGE THE ESTABLISHED DRAINAGE FLOW PATTERN AS INDICATED ON THIS GRADING PLAN. FENCES/WALLS WHICH HAVE THE POTENTIAL TO BLOCK DRAINAGE SHOULD HAVE PLANS CONSTRUCTED WITH ADEQUATE NUMBER AND SIZES OF OPENINGS TO PERMIT SURFACE RUNOFF TO CONTINUE TO FLOW AS SHOWN ON THIS PLAN. THE TYPICAL LOT GRADING SHOWN ON THIS PLAN WILL BE DONE BY THE HOME BUILDER AS PART OF THE BUILDING PERMIT, ADDITIONALLY THE HOME BUILDER SHALL INSTALL A 20' WIDE SOD STRIP ALONG THE ENTIRE REAR PROPERTY LINE OF LOTS DRAINING ONTO THE OTHER LOTS (10' STRIP ON UPGRADIENT LOTS & 10' ON DOWNGRADIENT LOTS).



TYPICAL 6' HIGH CONCRETE BLOCK WALL

NOTE:
FENCES/WALLS WHICH HAVE THE POTENTIAL TO BLOCK DRAINAGE RUNOFF MUST BE CONSTRUCTED WITH ADEQUATE NUMBER AND SIZES OF OPENINGS TO PERMIT SURFACE RUNOFF TO CONTINUE TO FLOW AS SHOWN ON THIS PLAN. DIMENSIONS AND MATERIALS FOR THIS TYPICAL CONCRETE BLOCK SECTION MAY BE VARIED AND HAVE TO BE REVIEWED AND APPROVED BY THE CITY OF LAREDO BUILDING DEPARTMENT AT THE TIME OF ISSUANCE OF BUILDING PERMITS.

GRAPHIC SCALE IN FEET
25 0 50 100 200

DATE : 02-04-2026
REVISIONS :

VERICAL SCALE : —
HORIZONTAL SCALE : 1"=100'
DRAWN : R.B.
CHECKED : T.P.N./W.N.
APPROVED : R.B./W.N.
FIELD BOOK : —

LEGEND:
R.O.W. RIGHT OF WAY
P.O.B. POINT OF BEGINNING
W.C.P.R. WEBB COUNTY PLAT RECORDS
W.C.D.R. WEBB COUNTY DEED RECORDS
B.S. BUILDING SETBACK
U.E. UTILITY EASEMENT
W.L. WATER LINE
S.S.L. SANITARY SEWER LINE
⊕ 1/2" IRON ROD

PORRAS NANCE ENGINEERING

304 E. CALTON RD.
LAREDO, TEXAS 78041
TBPE F-6205
TBPLS F-101888
OFFICE (956) 724-3097
www.porrasnance.com

OWNER:
REPUBLIC LAND AND DEVELOPMENT COMPANY, L.P. & HOME MART, INC.
11204 McPHERSON RD.-STE 110
LAREDO, TEXAS 78045

ENGINEER/SURVEYOR:
PORRAS NANCE ENGINEERING
304 E. CALTON RD.
P.O. BOX 1670
LAREDO, TEXAS 78044
(956) 724-3097 PH
(956) 724-9208 FX

PROJECT DATA:
ACRES : 16.005 ACRES
LOTS : 88 LOTS
R.O.W. : 50' – 60'
B/B : 31' – 41'

PLAT OF:
LOMA VERANOS SUBDIVISION
16.005 ACRE TRACT
OUT OF SUMMERS FAMILY PARTNERHIP 77.5361 ACRE TRACT
AS RECORDED IN VOL. 2052, PGS. 592~596 W.C.D.R.
PORCION 32 ~ ABSTRACT 296, ANTONIO TREVIÑO, ORIGINAL GRANTEE
CITY OF LAREDO, WEBB COUNTY, TEXAS

SHEET:
2 OF 2

WATER SERVICE AGREEMENT

AGREEMENT REGARDING WATER SERVICE FOR THE PROPOSED LOMA VERANOS SUBDIVISION

PARTIES: This Agreement is by and between the Utility and the Subdivider, to wit: The Utility is the governing board or owner of a retail public utility, which supplies drinking water known as the City of Laredo Water Utilities Department.

The Subdivider is Republic Land and Development Company L.P. and Home Mart, Inc. who is the owner, or the authorized agent of the owner, of a tract of land in Webb County, Texas, that has been proposed to be divided into a subdivision (the Subdivision) Known as Loma Veranos Subdivision.

TERMS: This Agreement is entered into in partial satisfaction of requirements under the Texas Water Development Board's Economically Distressed Areas Program Model Subdivision Rules. The Subdivider has prepared a plat of the Subdivision for submission to the City of Laredo for its approval. The Subdivider plans to construct for the Subdivision a drinking water distribution system to be connected to the Utility's public water system. The Utility has reviewed the plans for the Subdivision (the Plans) and has estimated the drinking water flow anticipated to be needed by the Subdivision under fully built-out conditions (the anticipated water flow) to be approximately 76,479 gallons daily.

The Utility covenants that is has or will have the ability to provide the anticipated water flow for at least thirty years, and that will provide that water flow. These covenants will be in effect until thirty years after the plat of the subdivision has been recorded and the Subdivision's water distribution system has been connected to the Utility's water supply system.

The Subdivider covenants that the water distribution system will be constructed as shown in the Plans and as provided for through the plat-approval process so that the residents of the lots of the Subdivision may receive drinking water service from the Utility. Upon completion of the water distribution system and upon its approval and acceptance by the utility, the Subdivider will convey to the Utility all right and title to the water distribution system.

The Subdivider has paid the Utility the sum of $29,100 which sum represents the total costs of water availability fees.

The above provisions notwithstanding, this Agreement shall no longer be in effect if the plat of the Subdivision is not approved by the City of Laredo or by municipality whose approval is required.

By affixing his or her signature to this Agreement, the person signing for the Utility warrants that he or she is authorized to sign this Agreement on behalf of the Utility. By affixing his or her signature to this Agreement, the person signing for the Subdivider warrants that he or she is authorized to sign this Agreement on behalf of the Subdivider.

This Agreement is effective on 4-20-, 2026.

The Utility

By: _____
Printed Name: Dr. Tareq Al-Zabet
Office or Position: Director Utilities Department
Date: 4/20/26

4/20/2026 ENRIQUE RANGEL, P.E.
ENGINEERING MANAGER
CITY UTILITIES DEPT.

The Subdivider: Republic Land and Development Company, L.P.
By: Armadillo Management, LLC - General Partner

By: _____
Printed Name: Robert P. Gutierrez
Office or Position: Manager
Date: _____

The Subdivider: Home Mart, Inc.

By: _____
Printed Name: Jesus J. Ruiz
Office or Position: President
Date: _____

WASTEWATER SERVICE AGREEMENT

AGREEMENT REGARDING WASTEWATER SERVICE FOR THE PROPOSED LOMA VERANOS SUBDIVISION

PARTIES: This Agreement is by and between the Utility and Subdivider, to wit:
The Utility is the governing board or owner of a retail public utility which provides wastewater treatment and is known as the City of Laredo Water Utilities Department.

The Subdivider is Republic Land and Development Company L.P. and Home Mart, Inc. who is the owner, or the authorized agent of the owner, of a tract of land in Webb County, Texas, that has been proposed to be divided into a subdivision (the Subdivision) know as Loma Veranos Subdivision.

TERMS: This Agreement is entered into in partial satisfaction of requirements under the Texas Water Development Board's Economically Distressed Areas Program Model Subdivision Rules. The Subdivider has prepared a plat of the subdivision for submission to the City of Laredo for its approval. The Subdivider plans to construct for the Subdivision a wastewater collection system to be connected to the Utility's wastewater collection and treatment system. Such wastewater will consist of domestic sewage, i.e., waterborne human waste and waste from domestic activities such as bathing, washing, and food preparation. The Utility has reviewed the plans for the Subdivision (the Plans) and has estimated the wastewater flow project from the Subdivision under fully built-out conditions (the projected wastewater flow) to be approximately 58,830 gallons daily.

The Utility covenants that it has or will have the capacity to treat the projected wastewater flow and that it will treat that wastewater for at least thirty years. These covenants will be in effect until thirty years after the plat of the Subdivision has been recorded and the Subdivision's wastewater collection system has been connected to the Utility's wastewater treatment plant.

The Subdivider covenants that the wastewater collection system will be constructed as shown in the Plans and as provided for through the plat-approval process so that the residents of the lots of the Subdivision may receive wastewater treatment service from the Utility. Upon completion of the wastewater collection system and upon its approval and acceptance by the Utility, the Subdivider will convey to the Utility all right and title to the wastewater collection system.

The Subdivider has paid the Utility the sum of $28,775.25, which sum represents the total costs of wastewater GPM fees.

The above provision notwithstanding, this Agreement shall no longer be in effect if the plat of the Subdivision is not approved by the City of Laredo or by municipality whose approval is required.

By affixing his or her signature to this Agreement, the person signing for the Utility warrants that he or she is authorized to sign this Agreement on behalf of the Utility. By affixing his or her signature to this Agreement, the person signing for the Subdivider warrants that he or she is authorized to sign this Agreement on behalf of the Subdivider.

This Agreement is effective on 4-20-, 2026.

The Utility

By: _____
Printed Name: Dr. Tareq Al-Zabet
Office or Position: Director Utilities Department
Date: 4/20/26

Enrique Rangel
ENGINEERING MANAGER
4/20/2026 UTILITIES DEPT.
ENRIQUE RANGEL, P.E.

The Subdivider: Republic Land and Development Company, L.P.
By: Armadillo Management, LLC - General Partner

By: _____
Printed Name: Robert P. Gutierrez
Office or Position: Manager
Date: _____

The Subdivider: Home Mart, Inc.

By: _____
Printed Name: Jesus J. Ruiz
Office or Position: President
Date: _____

City of Laredo

Planning & Zoning Commission

Meeting Date: 5/14/2026 **Model Subdivision Compliance 11C**

SUBJECT
Consideration of Model Rule Subdivision Compliance of the plat of Artesia Hills Subdivision, Phase I. The intent is residential.

PL-109-2026
District III - Cm. Melissa Cigarroa

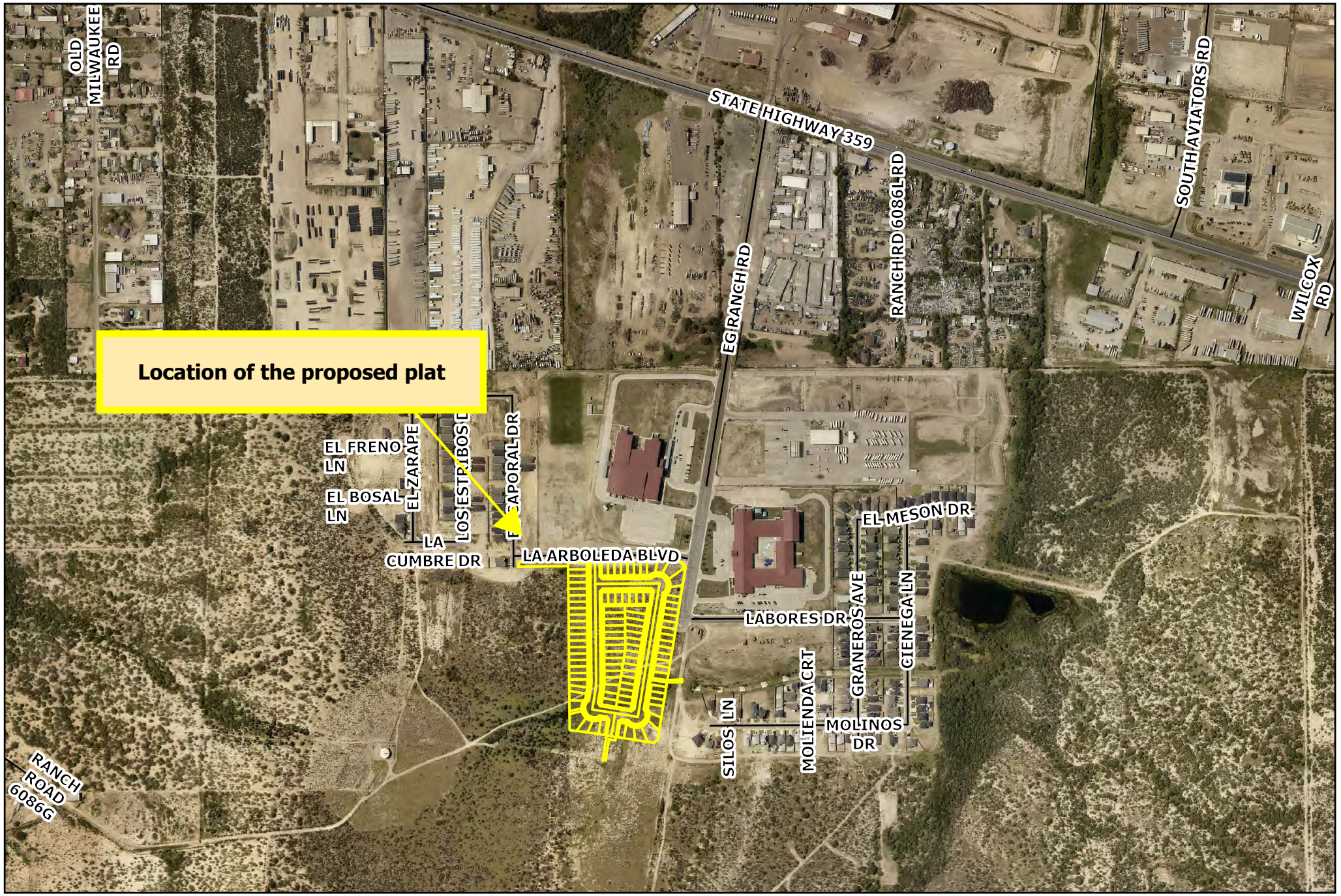
BACKGROUND
APPLICANT: EG Ranch Holdings, LLC
ENGINEER: Porras Nance Engineering

PROPERTY INFORMATION:
Location: south adjacent of La Arboleda Boulevard and west of La Bores Drive
Size: Approximately 12.35 acres, more or less
Proposed Development: 98 lots
Current Zoning: R-1B (Single-Family High-Density District)
Council District: District III - Cm. Melissa Cigarroa

STAFF RECOMMENDATION
APPROVAL

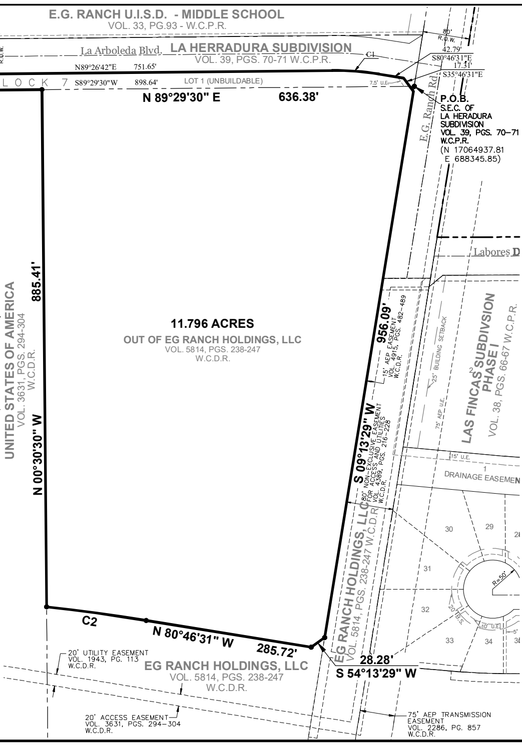
NOTICE TO THE DEVELOPER:
N/A

AERIAL LOCATION MAP



N O T E S:

1.–MAINTENANCE OF THE LANDSCAPING SHALL COMPLY WITH THE PROVISIONS OF APPENDIX F–2 OF SECTION 24–83 OF THE LAREDO LAND DEVELOPMENT CODE.
2.–THE SETBACKS SHALL BE DETERMINED BASED ON THE CURRENT ZONING IN ACCORDANCE TO SECTION 24.77.1 OF THE LAREDO LAND DEVELOPMENT CODE.
3.–DRIVEWAYS, SIDEWALKS AND TREES WILL BE INSTALLED AT THE TIME OF ISSUANCE OF BUILDING PERMITS IN ACCORDANCE WITH THE LAREDO LAND DEVELOPMENT CODE.
4.–ALL CURB CUTS SHALL COMPLY WITH THE TRANSPORTATION ELEMENT OF THE CITY OF LAREDO COMPREHENSIVE PLAN.
5.–BASIS OF BEARINGS & DISTANCES: GPS NAD 83 (2011 ADJ.) TEXAS STATE PLANE, 4205 SOUTH ZONE GRID COORDINATES.
6.–P.O.B. COORDINATES REFERENCED TO NAD 83 (2011 ADJ.), TEXAS STATE PLANE, 4205 SOUTH ZONE ARE PROVIDED FOR GENERAL LOCATIVE PURPOSES.
7.–LOT 1, BLOCK 3 AND LOTS 1–10, BLOCK 2 SHALL BE PROHIBITED FROM HAVING ACCESS THROUGH LA ARBOLEDA BLVD.
8.–LOTS 10–31, BLOCK 2 SHALL BE PROHIBITED FROM HAVING ACCESS THROUGH E.G. RANCH RD.
9.–LOTS 23–26, BLOCK 1 AND LOTS 31–34, BLOCK 2 SHALL BE PROHIBITED FROM HAVING ACCESS THROUGH LOS PRESIDENTES BLVD.
10.–LOTS 1–29, BLOCK 2 AND LOTS 1–7, 24–38, BLOCK 3 WILL HAVE SOME SURFACE WATER DRAINING TOWARDS THE BACK OF THE LOT. LOTS 1–23, BLOCK 3,WILL GET SOME SURFACE WATER FROM THE ADJACENT BACK/SIDE LOTS. HOME OWNER SHALL NOT CHANGE THE GRADES OR CONSTRUCT FLOW RESTRICTING FENCES, BUILDINGS, STRUCTURES OR OTHER IMPROVEMENTS, IN SUCH MANNER THAT IMPEDES THE ESTABLISHED DRAINAGE FLOW. FENCES/WALLS WHICH HAVE THE POTENTIAL TO BLOCK DRAINAGE RUNOFF MUST BE CONSTRUCTED WITH ADEQUATE NUMBER AND SIZES OF OPENINGS TO PERMIT SURFACE RUNOFF TO CONTINUE TO FLOW.
11.–LOTS 1–23, BLOCK 1; LOTS 30–34, BLOCK 2 AND LOTS 8–23, BLOCK 3; WILL HAVE LOT GRADING TYPE "A"; LOTS 1–29, BLOCK 2 AND LOTS 1–7,24–38, BLOCK 3; WILL HAVE LOT GRADING TYPE "B"; AS SHOWN ON SHEET 2 OF 2 OF THIS PLAT.
12.–STRUCTURES ON LOTS 25 & 26, BLOCK 2 SHALL HAVE A MINIMUM FINISH FLOOR ELEVATION OF 553.50.



~UNPLATTED PROPERTY~
METES AND BOUNDS DESCRIPTION

11.796 ACRE TRACT
Being out and part of
Porcion 33 – Abstract 3084 ~ Jose Dionisio Trevino, Original Grantee
Within the limits of the
City of Laredo, Webb County, Texas

Being a tract of land found to contain 11.796 Acres more or less, situated in Porcion 33, Abstract 3084, Jose Dionisio Trevino, Original Grantee, within the limits of the City of Laredo, in Webb County, Texas, said 11.796 Acre tract being out and part of E.G. Ranch, Ltd. Tract, as recorded in Volume 451, Pages 16–18 of the Webb County Deed Records, Webb County Texas; and more particularly described by metes and bounds as follows, to wit:

BEGINNING at a found ½" iron rod for the Southeast corner of La Herradura Subdivision, as recorded in Volume 39, Pages 70–71 of the Webb County Plat Records, being a point on the Westerly right–of–way line of E.G. Ranch Rd., the Northeast corner of the herein described tract and the POINT OF BEGINNING;

THENCE South 09°13'29" West, 956.09 Feet, along the Easterly boundary line of the herein described tract, to a set ½" iron rod for a clip corner and a deflection point to the right of this tract;

THENCE South 54°13'29" West, 28.28 Feet, along a clip line, to a set ½" iron rod for a clip corner and a deflection point to the right of this tract;

THENCE along the Southerly boundary line of the herein described, as follows:

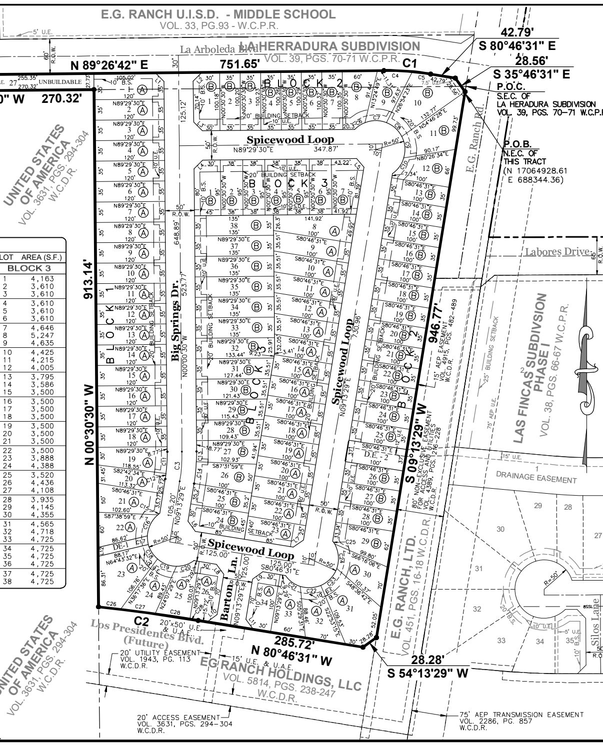
North 80°46'31" West, 285.72 Feet, to a set ½" iron rod for a point of curvature to the left of this tract;

A curvilinear distance of 171.89 feet, with said curve having the following characteristics: Central Angle=02°46'27", R=3550.00 feet, CL=171.89 feet, TAN=85.96 feet, CHD=171.87 feet, CHD. Bearing = N 82°09'45" W, to a set ½" iron rod for the end of this curve, a point on the Easterly boundary line of the United States of America – Federal Aviation Administration (FAA) 61.77 Acre Tract, as recorded in Volume 3631, Pages 294–304 of the Webb County Deed Records and the Southwest corner of this tract;

THENCE North 00°30'30" West, 885.41 Feet, along said Easterly boundary line of the FAA tract and West boundary line of the herein described tract, to a found ½" iron rod for the Northwest corner of same FAA tract, a point on the South boundary line of aforesaid La Herradura Subdivision and the Northwest corner of this tract;

THENCE North 89°29'30" East, 636.38 Feet, along said South boundary line of La Herradura Subdivision, being the North boundary line of the herein described tract, to the Southeast corner of La Herradura Subdivision, the Northeast corner of this tract and the POINT OF BEGINNING.

Basis of Bearings:
GPS NAD 83 (2011 Adj.), Texas State Plane, 4205 South Zone



LINE DATA		
CLIP	DISTANCE	BEARING
L1	21.20'	S 45°31'54" E
L2	21.22'	N 44°28'06" E
L3	21.21'	S 45°30'30" E
L4	21.21'	N 44°29'30" E
L5	19.34'	S 40°38'30" E
L6	21.21'	S 35°46'31" E
L7	21.21'	N 54°13'29" E
L8	21.21'	S 35°46'31" E
L9	21.21'	N 54°13'29" E
L10	21.21'	N 54°13'29" E
L11	21.21'	S 35°46'31" E
L12	15.37'	N 00°30'30" W

LOT AREAS					
LOT	AREA (S.F.)	LOT	AREA (S.F.)	LOT	AREA (S.F.)
BLOCK 1		BLOCK 2		BLOCK 3	
1	5,293	1	4,282	1	4,163
2	4,200	2	3,507	2	3,610
3	4,200	3	3,508	3	3,610
4	4,200	4	3,509	4	3,610
5	4,200	5	3,510	5	3,610
6	4,200	6	3,511	6	3,610
7	4,200	7	3,512	7	4,646
8	4,200	8	4,671	8	5,247
9	4,200	9	4,246	9	4,635
10	4,200	10	7,660	10	4,425
11	4,200	11	6,302	11	4,215
12	4,200	12	4,657	12	4,005
13	4,200	13	3,500	13	3,795
14	4,200	14	3,500	14	3,586
15	4,200	15	3,500	15	3,500
16	4,200	16	3,500	16	3,500
17	4,200	17	3,500	17	3,500
18	4,200	18	3,500	18	3,500
19	4,554	19	3,500	19	3,500
20	3,832	20	3,500	20	3,500
21	4,709	21	3,500	21	3,500
22	4,307	22	3,500	22	3,500
23	7,291	23	3,500	23	3,888
24	4,293	24	3,500	24	4,388
25	4,444	25	3,500	25	3,520
26	4,275	26	3,500	26	4,436
*27	7,354	27	3,500	27	4,108
**DE-1	1,305	28	3,500	28	3,935
		29	4,901	29	4,145
		30	4,716	30	4,355
		31	7,936	31	4,565
		32	4,719	32	4,718
		33	4,455	33	4,725
		34	4,275	34	4,725
		**DE-2	3,700	35	4,725
				36	4,725
				37	4,725
				38	4,725

TOTAL RESIDENTIAL LOTS : 98
* UNBUILDABLE LOT : 1
** DRAINAGE EASEMENTS : 2

AS PLATTED

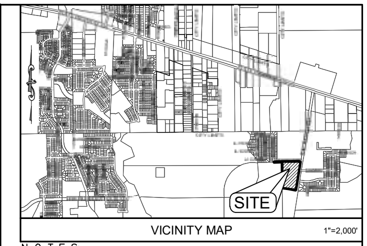
LOT 1, BLOCK 7 ~ LA HERRADURA SUBDIVISION AS RECORDED IN VOLUME 39, PAGES 71–71, W.C.P.R. AND AN 11.796 ACRE TRACT OUT OF E.G. RANCH, LTD. TRACT, AS RECORDED IN VOLUME 4511, PAGES 16–18, W.C.D.R. CITY OF LAREDO, WEBB COUNTY, TEXAS

REPLAT OF

LOT 1, BLOCK 7 ~ LA HERRADURA SUBDIVISION AS RECORDED IN VOLUME 39, PAGES 71–71, W.C.P.R. AND AN 11.796 ACRE TRACT OUT OF E.G. RANCH, LTD. TRACT, AS RECORDED IN VOLUME 4511, PAGES 16–18, W.C.D.R. CITY OF LAREDO, WEBB COUNTY, TEXAS

INTO

ARTESIA HILLS SUBDIVISION, PHASE I



NOTES:

1.–MAINTENANCE OF THE LANDSCAPING SHALL COMPLY WITH THE PROVISIONS OF APPENDIX F–2 OF SECTION 24–83 OF THE LAREDO LAND DEVELOPMENT CODE.
2.–THE SETBACKS SHALL BE DETERMINED BASED ON THE CURRENT ZONING IN ACCORDANCE TO SECTION 24.77.1 OF THE LAREDO LAND DEVELOPMENT CODE.
3.–DRIVEWAYS, SIDEWALKS AND TREES WILL BE INSTALLED AT THE TIME OF ISSUANCE OF BUILDING PERMITS IN ACCORDANCE WITH THE LAREDO LAND DEVELOPMENT CODE.
4.–ALL CURB CUTS SHALL COMPLY WITH THE TRANSPORTATION ELEMENT OF THE CITY OF LAREDO COMPREHENSIVE PLAN.
5.–BASIS OF BEARINGS & DISTANCES: GPS NAD 83 (2011 ADJ.) TEXAS STATE PLANE, 4205 SOUTH ZONE GRID COORDINATES.
6.–P.O.B. COORDINATES REFERENCED TO NAD 83 (2011 ADJ.), TEXAS STATE PLANE, 4205 SOUTH ZONE ARE PROVIDED FOR GENERAL LOCATIVE PURPOSES.
7.–LOT 1, BLOCK 3 AND LOTS 1–10, BLOCK 2 SHALL BE PROHIBITED FROM HAVING ACCESS THROUGH LA ARBOLEDA BLVD.
8.–LOTS 10–31, BLOCK 2 SHALL BE PROHIBITED FROM HAVING ACCESS THROUGH E.G. RANCH RD.
9.–LOTS 23–26, BLOCK 1 AND LOTS 31–34, BLOCK 2 SHALL BE PROHIBITED FROM HAVING ACCESS THROUGH LOS PRESIDENTES BLVD.
10.–LOTS 1–29, BLOCK 2 AND LOTS 1–7, 24–38, BLOCK 3 WILL HAVE SOME SURFACE WATER DRAINING TOWARDS THE BACK OF THE LOT. LOTS 1–23, BLOCK 3, WILL GET SOME SURFACE WATER FROM THE ADJACENT BACK/SIDE LOTS. HOME OWNER SHALL NOT CHANGE THE GRADES OR CONSTRUCT FLOW RESTRICTING FENCES, BUILDINGS, STRUCTURES OR OTHER IMPROVEMENTS, IN SUCH MANNER THAT IMPEDES THE ESTABLISHED DRAINAGE FLOW. FENCES/WALLS WHICH HAVE THE POTENTIAL TO BLOCK DRAINAGE RUNOFF MUST BE CONSTRUCTED WITH ADEQUATE NUMBER AND SIZES OF OPENINGS TO PERMIT SURFACE RUNOFF TO CONTINUE TO FLOW.
11.–LOTS 1–23, BLOCK 1; LOTS 30–34, BLOCK 2 AND LOTS 8–23, BLOCK 3; WILL HAVE LOT GRADING TYPE "A"; LOTS 1–29, BLOCK 2 AND LOTS 1–7,24–38, BLOCK 3; WILL HAVE LOT GRADING TYPE "B"; AS SHOWN ON SHEET 2 OF 2 OF THIS PLAT.
12.–STRUCTURES ON LOTS 25 & 26, BLOCK 2 SHALL HAVE A MINIMUM FINISH FLOOR ELEVATION OF 553.50.

CURVE DATA						
CURVE	DELTA ANGLE	RADIUS	ARC	TANG	CHORD	CHORD BEARING
C1	09°46'47"	470.00'	80.22'	40.21'	80.13'	S 85°39'54" E
C2	02°46'27"	3550.00'	171.89'	85.96'	171.87'	N 82°09'45" W
C3	09°43'59"	300.00'	50.96'	25.54'	50.90'	N 04°21'29" E
C4	05°56'25"	470.00'	48.73'	24.39'	48.71'	S 87°35'05" E
C5	03°50'22"	470.00'	31.49'	15.75'	31.49'	S 82°41'42" E
C6	24°27'30"	50.00'	21.34'	10.84'	21.18'	N 56°08'52" E
C7	43°25'52"	50.00'	37.90'	19.91'	37.00'	S 89°54'26" E
C8	40°58'29"	50.00'	35.76'	18.68'	35.00'	S 47°42'16" E
C9	43°25'52"	50.00'	37.90'	19.91'	37.00'	S 05°30'05" E
C10	38°35'01"	50.00'	33.67'	17.50'	33.04'	S 35°30'21" W
C11	07°47'56"	275.00'	37.43'	18.75'	37.40'	N 03°23'28" E
C12	01°56'03"	275.00'	9.28'	4.64'	9.28'	N 08°15'28" E
C13	03°02'18"	325.00'	17.23'	8.62'	17.23'	N 01°00'39" E
C14	06°41'41"	325.00'	37.97'	19.01'	37.95'	N 05°52'39" E
C15	05°03'35"	50.00'	4.42'	2.21'	4.41'	N 52°16'04" E
C16	47°19'46"	50.00'	41.30'	21.91'	40.14'	N 26°04'24" E
C17	17°22'49"	50.00'	15.17'	7.64'	15.11'	S 06°16'54" E
C18	51°19'47"	50.00'	44.80'	24.03'	43.31'	S 23°15'28" E
C19	41°03'30"	50.00'	35.83'	18.72'	35.07'	S 69°27'11" E
C20	36°21'58"	50.00'	31.74'	16.42'	31.21'	N 71°50'05" E
C21	36°58'38"	50.00'	32.27'	16.72'	31.71'	S 53°41'27" E
C22	40°58'29"	50.00'	35.76'	18.68'	35.00'	S 87°19'59" E
C23	47°15'49"	50.00'	41.25'	21.88'	40.09'	N 43°12'50" E
C24	50°13'07"	50.00'	43.82'	23.43'	42.43'	S 05°31'38" E
C25	05°42'42"	50.00'	4.98'	2.49'	4.98'	S 33°29'33" E
C26	00°38'21"	3550.00'	39.60'	19.80'	39.60'	S 83°13'48" E
C27	00°56'10"	3550.00'	58.00'	29.00'	58.00'	S 82°26'32" E
C28	00°58'06"	3550.00'	60.00'	30.00'	60.00'	S 81°29'24" E
C29	00°13'50"	3550.00'	14.28'	7.14'	14.28'	S 80°53'26" E

METES AND BOUNDS DESCRIPTION

12.349 ACRE TRACT
Being out and part of
Porcion 33 – Abstract 3084 ~ Jose Dionisio Trevino, Original Grantee
Within the limits of the
City of Laredo, Webb County, Texas

Being a tract of land found to contain 12.349 Acres more or less, situated in Porcion 33, Abstract 3084, Jose Dionisio Trevino, Original Grantee, within the limits of the City of Laredo, in Webb County, Texas, said 12.349 Acre tract being out and part of E.G. Ranch, Ltd. Tract, as recorded in Volume 451, Pages 16–18 of the Webb County Deed Records and out and part of Lot 1, Block 7 La Herradura Subdivision, as recorded in Volume 39, Pages 70–71 of the Webb County Plat Records; Webb County Texas; and more particularly described by metes and bounds as follows, to wit:

COMMENCING at a found ½" iron rod for the Southeast corner of said La Herradura Subdivision and a point on the Westerly right–of–way line of E.G. Ranch Rd., THENCE South 09°13'29" West, 9.32 feet, along said Westerly right–of–way line of E.G. Ranch Rd., to a set ½" iron rod for the Northeast corner of the herein described tract and the POINT OF BEGINNING;

THENCE South 09°13'29" West, 946.77 Feet, continuing along said Westerly right–of–way line of E.g. Ranch Rd., being the Easterly boundary line of the herein described tract, to a set ½" iron rod for a clip corner and a deflection point to the right of this tract;

THENCE South 54°13'29" West, 28.28 Feet, along a clip line, to a set ½" iron rod for a clip corner and a deflection point to the right of this tract;

THENCE along the Southerly boundary line of the herein described, as follows:
North 80°46'31" West, 285.72 Feet, to a set ½" iron rod for a point of curvature to the left of this tract;
A curvilinear distance of 171.89 feet, with said curve having the following characteristics: Central Angle=02°46'27", R=3550.00 feet, CL=171.89 feet, TAN=85.96 feet, CHD=171.87 feet, CHD. Bearing = N 82°09'45" W, to a set ½" iron rod for the end of this curve, a point on the Easterly boundary line of the United States of America – Federal Aviation Administration (FAA) 61.77 Acre Tract, as recorded in Volume 3631, Pages 294–304 of the Webb County Deed Records and the Southwest corner of this tract;

THENCE along the Westerly boundary line of the herein described, as follows:
North 00°30'30" West, 885.41 Feet, along said Easterly boundary line of the FAA tract, to a found ½" iron rod for the Northeast corner of same FAA Tract and an interior deflection corner to the left of this tract;
South 89°29'30" West, 270.32 Feet, along the North boundary line of said FAA Tract, to a found ½" iron rod for a point on the Easterly right of way of El Caporal Dr. and an exterior deflection corner to the right of this tract;
North 00°33'18" West, 12.51 Feet, along said Easterly right–of–way line of El Caporal Dr., to a found ½" iron rod for a clip corner and a deflection corner to the right of this tract;

THENCE North 44°26'42" East, 21.21 Feet, along a clip line, to a found ½" iron rod for a clip corner, a point on the South right–of–way line of La Arboleda Blvd., and a deflection point to the right of this tract;

THENCE along said South right–of–way line of La Arboleda Blvd. and North Boundary line of the herein described tract, as follows:

South 89°26'42" East, 751.65 Feet, to a set ½" iron rod for a point of curvature to the right of this tract;
A curvilinear distance of 80.22 feet, with said curve having the following characteristics: Central Angle=09°46'47", R=470.00 feet, CL=80.22 feet, TAN=40.21 feet, CHD=80.13 feet, CHD. Bearing = S 00°33'18" E, to a set ½" iron rod for a point of tangency and the end of this curve;
South 80°46'31" East, 42.79 Feet, to a set ½" iron rod for a clip corner and a point of deflection to the right of this tract;

THENCE South 35°46'31" East, 28.56 Feet, along a clip line, to a point on the Westerly right–of–way line of E.G. Ranch Rd., the Northeast corner of the herein described tract and the POINT OF BEGINNING.

Basis of Bearings:
GPS NAD 83 (2011 Adj.), Texas State Plane, 4205 South Zone

CERTIFICATE OF OWNER

STATE OF TEXAS §
COUNTY OF WEBB §

I, SIGIFREDO PEREZ, III, MANAGING PARTNER FOR EG RANCH HOLDINGS, LLC. PARTIALLY OWNER OF THE LAND SHOWN ON THIS PLAT AND DESIGNATED HEREIN AS ARTESIA HILLS SUBDIVISION, PHASE I IN THE CITY OF LAREDO, COUNTY OF WEBB, TEXAS AND WHOSE NAME IS SUBSCRIBED HERETO, HEREBY DEDICATE TO THE USE OF THE PUBLIC FOREVER ALL STREETS, EASEMENTS AND PUBLIC PLACES THEREON SHOWN FOR THE PURPOSE AND CONSIDERATION THEREIN EXPRESSED.
E.G. RANCH, LTD. – OWNER

SIGIFREDO PEREZ, III — DATE
MANAGING PARTNER

DRAFT

CERTIFICATE OF NOTARY PUBLIC

STATE OF TEXAS §
COUNTY OF WEBB §

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED SIGIFREDO PEREZ, III, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN STATED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, THIS ____ DAY OF _________, 20____.

NOTARY PUBLIC
WEBB COUNTY, TEXAS
My Commission Expires the ____day of_____________, 20___.

CERTIFICATE OF OWNER

STATE OF TEXAS §
COUNTY OF WEBB §

I, RAMON SOLIZ, MANAGER FOR DEVEL–RAM, LLC. PARTIALLY OWNER OF THE LAND SHOWN ON THIS PLAT AND DESIGNATED HEREIN AS ARTESIA HILLS SUBDIVISION, PHASE I IN THE CITY OF LAREDO, COUNTY OF WEBB, TEXAS AND WHOSE NAME IS SUBSCRIBED HERETO, HEREBY DEDICATE TO THE USE OF THE PUBLIC FOREVER ALL STREETS, EASEMENTS AND PUBLIC PLACES THEREON SHOWN FOR THE PURPOSE AND CONSIDERATION THEREIN EXPRESSED.
DEVEL–RAM, LLC – OWNER

RAMON SOLIZ — DATE
MANAGER

DRAFT

CERTIFICATE OF NOTARY PUBLIC

STATE OF TEXAS §
COUNTY OF WEBB §

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED RAMON SOLIZ, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN STATED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, THIS ____ DAY OF _________, 20____.

NOTARY PUBLIC
WEBB COUNTY, TEXAS
My Commission Expires the ____day of_____________, 20___.

CERTIFICATE OF ENGINEER

STATE OF TEXAS §
COUNTY OF WEBB §

I, ROGELIO BALDAZO, THE UNDERSIGNED LICENSED PROFESSIONAL ENGINEER IN THE STATE OF TEXAS, 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.

ROGELIO BALDAZO
LICENSED PROFESSIONAL ENGINEER
TEXAS REG. NO. 92652

DATE

DRAFT

CERTIFICATE OF SURVEYOR

STATE OF TEXAS §
COUNTY OF WEBB §

I, WAYNE NANCE, THE UNDERSIGNED REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF TEXAS, HEREBY CERTIFY THAT THIS PLAT IS TRUE AND CORRECT AND WAS PREPARED FROM AN ACTUAL SURVEY OF THE PROPERTY MADE UNDER MY SUPERVISION ON THE GROUND AND THAT THE CORNER MONUMENTS SHOWN THEREON WERE PROPERLY PLACED UNDER MY PERSONAL SUPERVISION.

WAYNE NANCE
REGISTERED PROFESSIONAL LAND SURVEYOR
TEXAS REG. NO. 6235

DATE

DRAFT

CERTIFICATE OF CITY ENGINEER

STATE OF TEXAS §
COUNTY OF WEBB §

I, HAVE REVIEWED THIS PLAT AND ACCOMPANYING CONSTRUCTION DRAWINGS IDENTIFIED AS ARTESIA HILLS SUBDIVISION, PHASE I PREPARED BY: ROGELIO BALDAZO, LICENSED PROFESSIONAL ENGINEER No. 92652, AND DATED THE _____ DAY OF ________________, 20______, WITH THE LAST REVISED DATE ON ___________________________, AND HAVE FOUND THEM IN THE COMPLIANCE WITH THE SUBDIVISION ORDINANCE OF THE CITY OF LAREDO, TEXAS.

RAMON E. CHAVEZ, P.E. — DATE
CITY ENGINEER

DRAFT

PLANNING COMMISSION APPROVAL

STATE OF TEXAS §
COUNTY OF WEBB §

THIS PLAT: ARTESIA HILLS SUBDIVISION, PHASE I HAS BEEN SUBMITTED TO AND CONSIDERED BY THE PLANNING COMMISSION OF THE CITY OF LAREDO, TEXAS, AND IS HEREBY APPROVED BY SUCH COMMISSION ON ____ DAY OF_____________, 20______.

DANIELLA SADA PAZ — DATE
PLANNING AND ZONING COMMISSION CHAIR

DRAFT

ATTESTMENT OF PLANNING COMMISSION APPROVAL

STATE OF TEXAS §
COUNTY OF WEBB §

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 SAID APPROVAL.

VANESSA GUERRA, AICP — DATE
PLANNING DIRECTOR

DRAFT

CERTIFICATE OF COUNTY CLERK

STATE OF TEXAS §
COUNTY OF WEBB §

I, MARGIE RAMIREZ IBARRA, CLERK OF THE COUNTY COURT IN AND FOR WEBB COUNTY, DO HEREBY CERTIFY THE FOREGOING INSTRUMENT DATED THE ___________ DAY OF __________________, 20____ WITH ITS CERTIFICATE OF AUTHENTICATION WAS FILED FOR RECORD IN MY OFFICE ON THE ________ DAY OF ___________, 20_________ AT ______________ O'CLOCK ________M IN VOLUME ______, PAGE _______________OF THE MAP RECORD OF SAID COUNTY.

DEPUTY — COUNTY CLERK, WEBB COUNTY, TEXAS

FILED FOR RECORD AT ________O'CLOCK______M ON THE ______ DAY OF ___________________, 20_______.

DEPUTY — COUNTY CLERK, WEBB COUNTY, TEXAS

GRAPHIC SCALE IN FEET (25 0 50 100 200)	
VERICAL SCALE	: ––
HORIZONTAL SCALE	: 1"=100'
DRAWN	: R.B.
CHECKED	: T.P.N./W.N.
APPROVED	: R.B./W.N.
FIELD BOOK	: ––
DATE	: 05–16–2025
REVISIONS	:

LEGEND:
R.O.W. RIGHT OF WAY
P.O.B. POINT OF BEGINNING
W.C.P.R. WEBB COUNTY PLAT RECORDS
W.C.D.R. WEBB COUNTY DEED RECORDS
B.S. BUILDING SETBACK
U.E. UTILITY EASEMENT
W.L. WATER LINE
S.S.L. SANITARY SEWER LINE
S.D.E. SPECIAL DRAINAGE EASEMENT
● 1/2" IRON RON

PORRAS NANCE ENGINEERING
304 E. CALTON RD.
LAREDO, TEXAS 78041
TBPE F–6205
TBPLS F–101888
OFFICE (956) 724-3097
www.porrasnance.com

OWNER:
EG RANCH HOLDINGS, LLC.
211 CALLE DEL NORTE
LAREDO, TX 78041

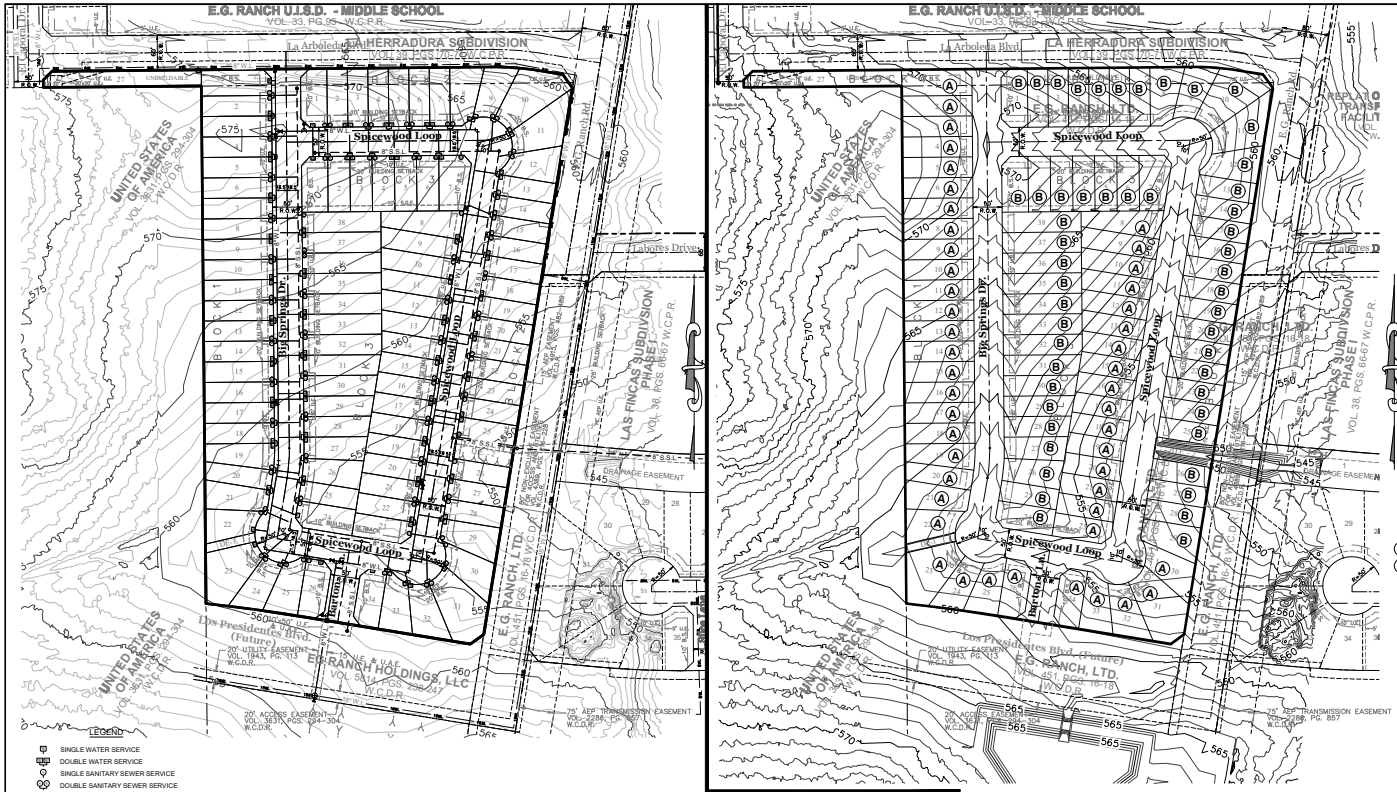
DEVEL–RAM, LLC
10816 GREENVILLE RD.
LAREDO, TX 78045

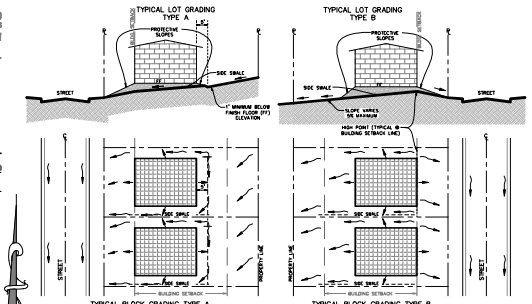
ENGINEER/SURVEYOR:
PORRAS NANCE ENGINEERING
304 E. CALTON RD.
P.O. BOX 1670
LAREDO, TEXAS 78044
(956) 724–3097 PH
(956) 724–9208 FX

PROJECT DATA:
ACRES : 12.349 ACRES
LOTS : 98 LOTS
R.O.W. : 50'
B/B : 31'

PLAT OF:
REPLAT OF
LOT 1, BLOCK 7 ~ LA HERRADURA SUBDIVISION AS RECORDED IN VOLUME 39, PAGES 71–71, W.C.P.R. AND AN 11.796 ACRE TRACT OUT OF E.G. RANCH, LTD. TRACT AS RECORDED IN VOLUME 4511, PAGES 16–18, W.C.D.R. CITY OF LAREDO, WEBB COUNTY, TEXAS
INTO
ARTESIA HILLS SUBDIVISION, PHASE I
CITY OF LAREDO, WEBB COUNTY, TEXAS

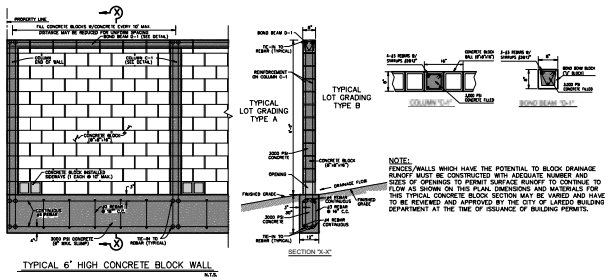
SHEET: 1 OF 2





NOTE:
HOME BUILDERS/HOME OWNERS SHALL NOT CHANGE THE GRADES OR CONSTRUCT FLOW RESTRICTING FENCES, BUILDINGS, STRUCTURES OR OTHER IMPROVEMENTS IN SUCH A WAY TO IMPEDE OR CHANGE THE ESTABLISHED DRAINAGE FLOW PATTERN AS INDICATED ON THIS GRADING PLAN. FENCES/WALLS WHICH HAVE THE POTENTIAL TO BLOCK DRAINAGE RUNOFF MUST BE CONSTRUCTED WITH ADEQUATE NUMBER AND SIZES OF OPENINGS TO PERMIT SURFACE RUNOFF TO CONTINUE TO FLOW AS SHOWN ON THIS PLAN. TYPICAL LOT GRADING SHOWN ON THIS PLAN WILL BE DONE BY THE HOME BUILDER AS PART OF THE BUILDING PERMIT. ADDITIONALLY THE HOME BUILDER SHALL INSTALL A 20' WIDE SOD STRIP ALONG THE ENTIRE REAR PROPERTY LINE OF LOTS DRAINING ONTO THE OTHER LOTS (10' STRIP ON UPGRADIENT LOTS & 10' ON DOWNGRADIENT LOTS).

Ⓐ LOT GRADING TYPE "A"
Ⓑ LOT GRADING TYPE "B"



TYPICAL 6' HIGH CONCRETE BLOCK WALL
N.T.S.

NOTE:
FENCES/WALLS WHICH HAVE THE POTENTIAL TO BLOCK DRAINAGE RUNOFF MUST BE CONSTRUCTED WITH ADEQUATE NUMBER AND SIZES OF OPENINGS TO PERMIT SURFACE RUNOFF TO CONTINUE TO FLOW AS SHOWN ON THIS PLAN. DIMENSIONS AND MATERIALS FOR THIS TYPICAL CONCRETE BLOCK SECTION MAY BE VARIED AND HAVE TO BE REVIEWED AND APPROVED BY THE CITY OF LAREDO BUILDING DEPARTMENT AT THE TIME OF ISSUANCE OF BUILDING PERMITS.

Water Supply: Description, Costs and Operability Date

Artesia Hills Subdivision, Phase I 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 8" diameter water line running along the South side of the existing right-of-way of La Arboleda Blvd. and an offsite 18" diameter water line along the South boundary line of this project. The water system for Artesia Hills Subdivision, Phase I consists of 8" diameter water lines running along Big Springs Dr., Spicewood Lp. and Barton Ln. inside this subdivision, which will be connected to said existing water lines. These lines will service a total of 98 residential lots through individual services consisting of a ¾" diameter single service for individual lots and a 1" diameter dual service lines run to pairs of lots before splitting into two ¾" diameter single service lines going to the water meter boxes for each lot.

The 8" water lines, gate valves, MJ fittings, fire hydrants, the 1" dual service lines, the ¾" single service lines, and the meter boxes have already been installed, at a total cost of $523,738 or $5,344.27 per lot. The subdivider has in addition paid the City of Laredo the sum of $39,950 which covers the cost per lot for the water availability and annexation fees.

Sewer Facilities: Description, Costs and Operability Date

Sewage from Artesia Hills Subdivision, Phase I will be disposed of through the sanitary sewer system of the City of Laredo. The subdivider, and the City of Laredo have entered into a contract in which the City of Laredo has promised to provide sufficient sewage disposal for the full development of this subdivision. The City of Laredo has an existing 8" diameter sanitary sewer main running along the existing 15-ft Utility Easement at Las Fincas Subdivision, Phase I flowing East. The sanitary sewer system for Artesia Hills Subdivision, Phase I consists of proposed 8" diameter sanitary sewer lines along Big Springs Dr., Spicewood Loop and Barton Ln. that connect to said existing 8" diameter sanitary sewer main. The sanitary sewer system will service a total of 98 residential lots through individual services consisting of a 6" diameter single service for individual lots and a 6" diameter dual service lines run to pairs of lots before splitting into two 6" diameter single service lines.

The 8" lines, the manholes, the clean-outs, the 6" dual service lines, and the 6" single service lines have already been installed, at a total cost of $640,780.52 or $6,538.58 per lot. The subdivider has in addition paid the City of Laredo the sum of $19,975 which covers the cost per lot for the wastewater annexation fees.

CERTIFICATE OF ENGINEER

STATE OF TEXAS §
COUNTY OF WEBB §

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.

ROGELIO BALDAZO
LICENSED PROFESSIONAL ENGINEER
TEXAS REG. NO. 92652

DATE

DRAFT

CERTIFICATE OF UTILITIES DIRECTOR

STATE OF TEXAS §
COUNTY OF WEBB §

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.

ELIUD DE LOS SANOTS, P.E.
INTERIM UTILITIES DIRECTOR

DATE

UTILITIES DEPARTMENT

DATE

DRAFT DRAFT

WATER DISTRIBUTION SYSTEM AND SANITARY SEWER SYSTEM
SCALE: 1"=100'

POST DEVELOPMENT TOPOGRAPHY
SCALE: 1"=100'

GRAPHIC SCALE IN FEET
25 0 50 100 200

DATE : 05-16-2025
REVISIONS :

VERICAL SCALE : ——
HORIZONTAL SCALE: 1"=100'
DRAWN : R.B.
CHECKED : T.P.N./W.N.
APPROVED : R.B./W.N.
FIELD BOOK : ——

LEGEND:
R.O.W. RIGHT OF WAY
P.O.B. POINT OF BEGINNING
W.C.P.R. WEBB COUNTY PLAT RECORDS
W.C.D.R. WEBB COUNTY DEED RECORDS
B.S. BUILDING SETBACK
U.E. UTILITY EASEMENT
W.L. WATER LINE
S.S.L. SANITARY SEWER LINE
S.D.E. SPECIAL DRAINAGE EASEMENT
● 1/2" IRON ROD

PORRAS NANCE ENGINEERING

304 E. CALTON RD.
LAREDO, TEXAS 78041
TBPE F-6205
TBPLS F-101888
OFFICE (956) 724-3087
www.porrasnance.com

OWNER:
EG RANCH HOLDINGS, LLC.
211 CALLE DEL NORTE
LAREDO, TX 78041

DEVEL-RAM, LLC
10816 GREENVILLE RD.
LAREDO, TX 78045

ENGINEER/SURVEYOR:
PORRAS NANCE ENGINEERING
304 E. CALTON RD.
P.O. BOX 1670
LAREDO, TEXAS 78044
(956) 724-3097 PH
(956) 724-9208 FX

PROJECT DATA:
ACRES : 12.349 ACRES
LOTS : 98 LOTS
R.O.W. : 50'
B/B : 31'

PLAT OF:
REPLAT OF
LOT 1, BLOCK 7 ~ LA HERRADURA SUBDIVISION
AS RECORDED IN VOLUME 39, PAGES 71~71, W.C.P.R. AND
AN 11.796 ACRE TRACT OUT OF E.G. RANCH, LTD. TRACT
AS RECORDED IN VOLUME 4511, PAGES 16~18, W.C.D.R.
CITY OF LAREDO, WEBB COUNTY, TEXAS
INTO
ARTESIA HILLS SUBDIVISION, PHASE I
CITY OF LAREDO, WEBB COUNTY, TEXAS

SHEET:
2 OF 2

WATER SERVICE AGREEMENT

AGREEMENT REGARDING WATER SERVICE FOR THE PROPOSED ARTESIA HILLS SUBDIVISION, PHASE I

PARTIES: This Agreement is by and between the Utility and the Subdivider, to wit: The Utility is the governing board or owner of a retail public utility, which supplies drinking water known as the City of Laredo Water Utilities Department.

The Subdivider is BORDER CITY HOLDINGS, INC. who is the owner, or the authorized agent of the owner, of a tract of land in Webb County, Texas, that has been proposed to be divided into a subdivision (the Subdivision) Known as Artesia Hills Subdivision, Phase I.

TERMS: This Agreement is entered into in partial satisfaction of requirements under the Texas Water Development Board's Economically Distressed Areas Program Model Subdivision Rules. The Subdivider has prepared a plat of the Subdivision for submission to the City of Laredo for its approval. The Subdivider plans to construct for the Subdivision a drinking water distribution system to be connected to the Utility's public water system. The Utility has reviewed the plans for the Subdivision (the Plans) and has estimated the drinking water flow anticipated to be needed by the Subdivision under fully built-out conditions (the anticipated water flow) to be approximately 47,138 gallons daily.

The Utility covenants that is has or will have the ability to provide the anticipated water flow for at least thirty years, and that will provide that water flow. These covenants will be in effect until thirty years after the plat of the subdivision has been recorded and the Subdivision's water distribution system has been connected to the Utility's water supply system.

The Subdivider covenants that the water distribution system will be constructed as shown in the Plans and as provided for through the plat-approval process so that the residents of the lots of the Subdivision may receive drinking water service from the Utility. Upon completion of the water distribution system and upon its approval and acceptance by the utility, the Subdivider will convey to the Utility all right and title to the water distribution system.

The Subdivider has paid the Utility the sum of $40,200 which sum represents the total costs of water availability and annexation fees.

The above provisions notwithstanding, this Agreement shall no longer be in effect if the plat of the Subdivision is not approved by the City of Laredo or by municipality whose approval is required.

By affixing his or her signature to this Agreement, the person signing for the Utility warrants that he or she is authorized to sign this Agreement on behalf of the Utility. By affixing his or her signature to this Agreement, the person signing for the Subdivider warrants that he or she is authorized to sign this Agreement on behalf of the Subdivider.

This Agreement is effective on 4-20-, 2026.

The Utility

By: _____
Printed Name: Dr. Tareq Al-Zabet
Office or Position: Director Utilities Department
Date: _____

The Subdivider: Border City Holdings, Inc.

By: _____
Printed Name: Gerardo G.S. Salinas
Office or Position: President
Date: 4/13/26

WASTEWATER SERVICE AGREEMENT

AGREEMENT REGARDING WASTEWATER SERVICE FOR THE PROPOSED ARTESIA HILLS SUBDIVISION, PHASE I

PARTIES: This Agreement is by and between the Utility and Subdivider, to wit:
The Utility is the governing board or owner of a retail public utility which provides wastewater treatment and is known as the City of Laredo Water Utilities Department.

The Subdivider is BORDER CITY HOLDINGS, INC. who is the owner, or the authorized agent of the owner, of a tract of land in Webb County, Texas, that has been proposed to be divided into a subdivision (the Subdivision) know as Artesia Hills Subdivision, Phase I.

TERMS: This Agreement is entered into in partial satisfaction of requirements under the Texas Water Development Board's Economically Distressed Areas Program Model Subdivision Rules. The Subdivider has prepared a plat of the subdivision for submission to the City of Laredo for its approval. The Subdivider plans to construct for the Subdivision a wastewater collection system to be connected to the Utility's wastewater collection and treatment system. Such wastewater will consist of domestic sewage, i.e., waterborne human waste and waste from domestic activities such as bathing, washing, and food preparation. The Utility has reviewed the plans for the Subdivision (the Plans) and has estimated the wastewater flow project from the Subdivision under fully built-out conditions (the projected wastewater flow) to be approximately 36,260 gallons daily.

The Utility covenants that it has or will have the capacity to treat the projected wastewater flow and that it will treat that wastewater for at least thirty years. These covenants will be in effect until thirty years after the plat of the Subdivision has been recorded and the Subdivision's wastewater collection system has been connected to the Utility's wastewater treatment plant.

The Subdivider covenants that the wastewater collection system will be constructed as shown in the Plans and as provided for through the plat-approval process so that the residents of the lots of the Subdivision may receive wastewater treatment service from the Utility. Upon completion of the wastewater collection system and upon its approval and acceptance by the Utility, the Subdivider will convey to the Utility all right and title to the wastewater collection system.

The Subdivider has paid the Utility the sum of $37,610.22 which sum represents the total costs of wastewater annexation and GPM's fees.

The above provision notwithstanding, this Agreement shall no longer be in effect if the plat of the Subdivision is not approved by the City of Laredo or by municipality whose approval is required.

By affixing his or her signature to this Agreement, the person signing for the Utility warrants that he or she is authorized to sign this Agreement on behalf of the Utility. By affixing his or her signature to this Agreement, the person signing for the Subdivider warrants that he or she is authorized to sign this Agreement on behalf of the Subdivider.

This Agreement is effective on 4-20-, 2026.

The Utility

By: _____
Printed Name: Dr. Tareq Al-Zabet
Office or Position: Director Utilities Department
Date: 4/17/26

The Subdivider: Border City Holdings, Inc.

By: _____
Printed Name: Gerardo G.S. Salinas
Office or Position: President
Date: 4/13/2026

City of Laredo

Planning & Zoning Commission

Meeting Date: 5/14/2026 **Model Subdivision Compliance 11D**

SUBJECT
Consideration of Model Rule Subdivision Compliance of the plat of Cuatro Vientos Sur Subdivision, Phase XII. The intent is residential.

PL-108-2026
District I - Cm. Gilbert Gonzalez

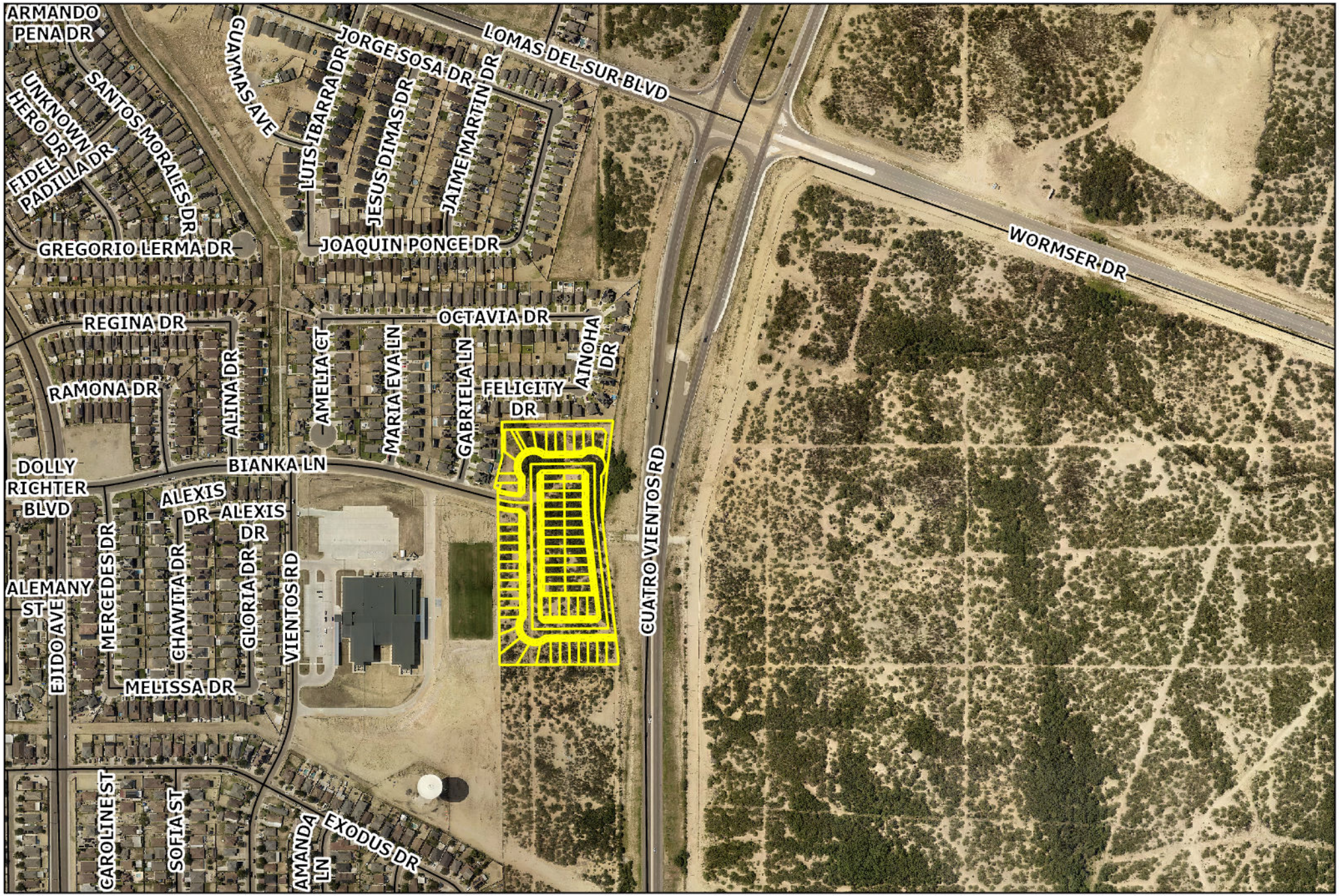
BACKGROUND
APPLICANT: 4V Holdings
ENGINEER: Porras Nance Engineering

PROPERTY INFORMATION:
Location: west of Cuatro Vientos Road and east of Bianka Lane
Size: Approximately 8.7218 acres, more or less
Proposed Development: 67 lots
Current Zoning: R-1B (Single-Family High-Density District)
Council District: District I - Cm. Gilbert Gonzalez

STAFF RECOMMENDATION
APPROVAL

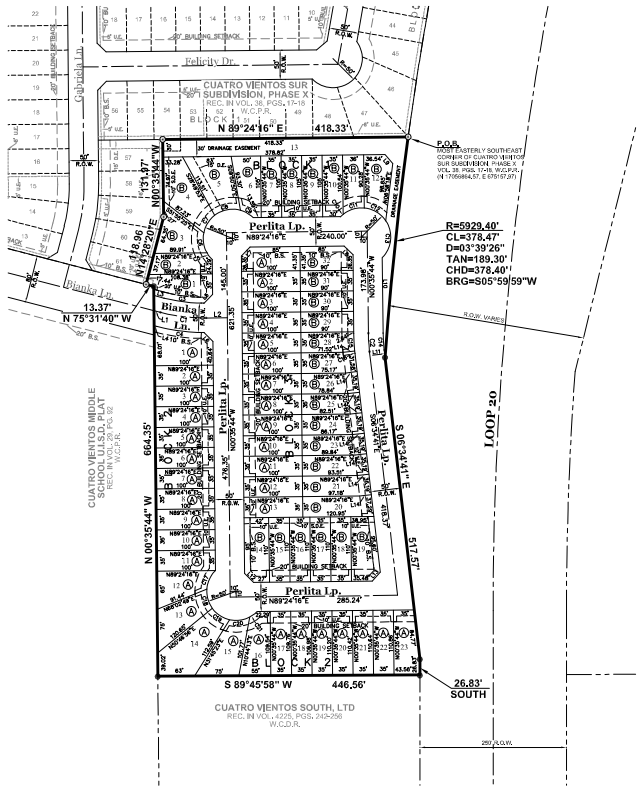
NOTICE TO THE DEVELOPER:
N/A

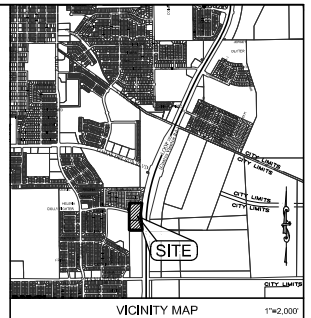
AERIAL LOCATION MAP



NOTES:

1.–MAINTENANCE OF THE LANDSCAPING SHALL COMPLY WITH THE PROVISIONS OF APPENDIX F–2 OF SECTION 24–83 OF THE LAREDO LAND DEVELOPMENT CODE.
2.–THE SETBACKS SHALL BE DETERMINED BASED ON THE CURRENT ZONING IN ACCORDANCE TO SECTION 24.77.1 OF THE LAREDO LAND DEVELOPMENT CODE.
3.–DRIVEWAYS, SIDEWALKS AND TREES WILL BE INSTALLED AT THE TIME OF ISSUANCE OF BUILDING PERMITS IN ACCORDANCE WITH THE LAREDO LAND DEVELOPMENT CODE.
4.–ALL CURB CUTS SHALL COMPLY WITH THE TRANSPORTATION ELEMENT OF THE CITY OF LAREDO COMPREHENSIVE PLAN.
5.–BASIS OF BEARINGS & DISTANCES: GPS NAD 83 (2011 ADJ.) TEXAS STATE PLANE, 4205 SOUTH ZONE GRID COORDINATES.
6.–P.O.B. COORDINATES REFERENCED TO NAD 83 (2011 ADJ.), TEXAS STATE PLANE, 4205 SOUTH ZONE ARE PROVIDED FOR GENERAL LOCATIVE PURPOSES.
7.–LOT 1, BLOCK 1 AND LOT 1, BLOCK 2 SHALL BE PROHIBITED FROM HAVING ACCESS THROUGH BIANKA LN.
8.–LOT 23, BLOCK 2; SHALL BE PROHIBITED FROM HAVING ACCESS THROUGH LOOP 20.
9.–LOTS 1–12, BLOCK 1; LOTS 14–32 AND LOTS 14–32, BLOCK 3 WILL HAVE SOME SURFACE WATER DRAINING TOWARDS THE BACK OF THE LOT. LOTS 1, 2 & 4, BLOCK 1 AND LOTS 1–19, BLOCK 3 WILL GET SOME SURFACE WATER FROM THE ADJACENT BACK/SIDE LOTS; HOME OWNER SHALL NOT CHANGE THE GRADES OR CONSTRUCT FLOW RESTRICTING FENCES, BUILDINGS, STRUCTURES OR OTHER IMPROVEMENTS, IN SUCH MANNER THAT IMPEDES THE ESTABLISHED DRAINAGE FLOW. FENCES/WALLS WHICH HAVE THE POTENTIAL TO BLOCK DRAINAGE RUNOFF MUST BE CONSTRUCTED WITH ADEQUATE NUMBER AND SIZES OF OPENINGS TO PERMIT SURFACE RUNOFF TO CONTINUE TO FLOW.
10.–LOTS 1–23, BLOCK 2 AND LOTS 1–13, BLOCK 3 WILL HAVE LOT GRADING TYPE "A"; LOTS 1–12, BLOCK 1 AND LOTS 14–32, BLOCK 3; WILL HAVE LOT GRADING TYPE "B"; AS SHOWN ON SHEET 2 OF 2 OF THIS PLAT.
11.–STRUCTURES ON LOTS 4 & 5, BLOCK 1 SHALL HAVE A MINIMUM FINISH FLOOR ELEVATION OF 533.00. STRUCTURES ON LOT 12, BLOCK 1 SHALL HAVE A MINIMUM FINISH FLOOR ELEVATION OF 541.00.





METES AND BOUNDS DESCRIPTION

8.7218 ACRE TRACT
Being out and part of
Porcion 35 ~ Abstract 546 ~ Jose Miguel Diaz, Original Grantee
Within the limits of the
City of Laredo, Webb County, Texas

Being an 8.7218 Acre tract of land, more or less, situated in Porcion 35, Abstract 546, Jose Miguel Diaz, Original Grantee, within the limits of the City of Laredo, in Webb County, Texas, said 8.7218 Acre tract being out and part of 4V Holdings, Ltd. Tract IV (117.78 Acres) and Tract V (70 Acres), as recorded in Volume 3702, Pages 643-646 of the Webb County Deed Records, Webb County Texas; and more particularly described by metes and bounds as follows, to wit:

BEGINNING at a found concrete monument for the most Easterly Southeast corner of Cuatro Vientos Sur Subdivision, Phase X, as recorded in Volume 38, Pages 17-18 of the Webb County Plat Records, being a point on a curve to the left in the Westerly right-of-way line of Loop 20, the Northeast corner of the herein described tract, and the POINT OF BEGINNING;

THENCE along said Westerly right-of-way line of Loop 20 and Easterly boundary line of the herein described tract, as follows;

A curvilinear distance of 378.47 feet, with said curve having the following characteristics: Central Angle=03°39'26", R=5929.40 feet, CL=378.47 feet, TAN=189.30 feet, CHD=378.40 feet, CHD. Bearing = S 05°59'59" W, to a found ½" iron rod for a non-tangent interior deflection corner to the left of this tract;

South 08°34'41" East, 517.57 Feet, to a found ½" iron rod for an exterior deflection corner to the right of this tract;

South, 26.83 Feet, to a found disc monument for a point on the Southerly boundary line of said Tract IV (117.78 Acres) and the Southeast corner of this tract;

THENCE South 89°45'58" West, 446.56 feet, along said Southerly boundary line of Tract IV (117.78 Acres) and the South boundary line of the herein described tract, to a set ½" iron rod for the Southwest corner of Same Tract IV (117.78 Acres), a point on the Easterly boundary line of Cuatro Vientos Middle School U.I.S.D. Plat, as recorded in Volume 29, Page 92 of the Webb County Plat Records and the Southwest corner of this tract;

THENCE along the Westerly boundary line of the herein described tract, as follows;

North 00°35'44" West, 664.35 Feet, to a set ½" iron rod for a point on the Northerly right-of-way line of Blanka Ln. and an interior deflection corner to the left of this tract;

North 75°31'40" West, 13.37 Feet, along said Northerly right-of-way line of Blanka Ln., to a found ½" iron rod for an exterior corner of aforesaid Cuatro Vientos Sur Subdivision, Phase X and an exterior deflection corner to the right of this tract;

North 14°28'20" East, 118.96 Feet, along the common boundary with said Cuatro Vientos Sur Subdivision, Phase X, to a set ½" iron rod for an interior deflection corner to the left of this tract;

North 00°35'44" West, 131.97 Feet, continuing along the common boundary with said Cuatro Vientos Sur Subdivision, Phase X, to a set nail for an interior corner of same Phase X and the Northwest corner of this tract;

THENCE North 89°24'16" East, 418.33 Feet, continuing along the common boundary with said Cuatro Vientos Sur Subdivision, Phase X and North boundary line of the herein described tract, to a the most Easterly Southeast corner of same Phase X, a point on the Westerly right-of-way line of Loop 20, the Northeast corner of this tract and the POINT OF BEGINNING.

Basis of Bearings:
GPS NAD 83 (2011 Adj.), Texas State Plane, 4205 South Zone, Grid Coord

NOTES:

1.–MAINTENANCE OF THE LANDSCAPING SHALL COMPLY WITH THE PROVISIONS OF APPENDIX F-2 OF SECTION 24-83 OF THE LAREDO LAND DEVELOPMENT CODE.
2.–THE SETBACKS SHALL BE DETERMINED BASED ON THE CURRENT ZONING IN ACCORDANCE TO SECTION 24.77.1 OF THE LAREDO LAND DEVELOPMENT CODE.
3.–DRIVEWAYS, SIDEWALKS AND TREES WILL BE INSTALLED AT THE TIME OF ISSUANCE OF BUILDING PERMITS IN ACCORDANCE WITH THE LAREDO LAND DEVELOPMENT CODE.
4.–ALL CURB CUTS SHALL COMPLY WITH THE TRANSPORTATION ELEMENT OF THE CITY OF LAREDO COMPREHENSIVE PLAN.
5.–BASIS OF BEARINGS & DISTANCES:GPS NAD 83 (2011 ADJ.) TEXAS STATE PLANE, 4205 SOUTH ZONE GRID COORDINATES.
6.–P.O.B. COORDINATES REFERENCED TO NAD 83 (2011 ADJ.), TEXAS STATE PLANE, 4205 SOUTH ZONE ARE PROVIDED FOR GENERAL LOCATIVE PURPOSES.
7.–LOT 1, BLOCK 1 AND LOT 1, BLOCK 2 SHALL BE PROHIBITED FROM HAVING ACCESS THROUGH BLANKA LN.
8.–LOT 23, BLOCK 2; SHALL BE PROHIBITED FROM HAVING ACCESS THROUGH LOOP 20.
9.–LOTS 1–12, BLOCK 1; LOTS 14–32 AND LOTS 14–32, BLOCK 3 WILL HAVE SOME SURFACE WATER DRAINING TOWARDS THE BACK OF THE LOT. LOTS 1, 2 & 4, BLOCK 1 AND LOTS 1–19, BLOCK 3 WILL GET SOME SURFACE WATER FROM THE ADJACENT BACK/SIDE LOTS; HOME OWNER SHALL NOT CHANGE THE GRADES OR CONSTRUCT FLOW RESTRICTING FENCES, BUILDINGS, STRUCTURES OR OTHER IMPROVEMENTS, IN SUCH MANNER THAT IMPEDES THE ESTABLISHED DRAINAGE FLOW. FENCES/WALLS WHICH HAVE THE POTENTIAL TO BLOCK DRAINAGE RUNOFF MUST BE CONSTRUCTED WITH ADEQUATE NUMBER AND SIZES OF OPENINGS TO PERMIT SURFACE RUNOFF TO CONTINUE TO FLOW.
10.–LOTS 1–23, BLOCK 2 AND LOTS 1–13, BLOCK 3 WILL HAVE LOT GRADING TYPE "A". LOTS 1–12, BLOCK 1 AND LOTS 14–32, BLOCK 3; WILL HAVE LOT GRADING TYPE "B", AS SHOWN ON SHEET 2 OF 2 OF THIS PLAT.
11.–STRUCTURES ON LOTS 4 & 5, BLOCK 1 SHALL HAVE A MINIMUM FINISH FLOOR ELEVATION OF 533.00. STRUCTURES ON LOT 12, BLOCK 1 SHALL HAVE A MINIMUM FINISH FLOOR ELEVATION OF 541.00.

LOT AREAS

LOT	AREA (S.F.)	LOT	AREA (S.F.)	LOT	AREA (S.F.)
BLOCK 1		BLOCK 2		BLOCK 3	
1	4,659	1	5,816	1	4,022
2	3,668	2	3,500	2	3,500
3	4,748	3	3,500	3	3,500
4	6,368	4	3,500	4	3,500
5	6,087	5	3,500	5	3,500
6	4,201	6	3,500	6	3,500
7	3,675	7	3,500	7	3,500
8	3,675	8	3,500	8	3,500
9	3,675	9	3,500	9	3,500
10	3,623	10	3,500	10	3,500
11	3,343	11	3,500	11	3,500
12	4,303	12	4,278	12	3,500
13*	17,395	13	5,022	13	3,500
		14	7,355	14	4,508
		15	5,198	15	3,850
		16	4,763	16	3,850
		17	3,838	17	3,850
		18	3,845	18	3,850
		19	3,853	19	4,807
		20	3,861	20	4,190
		21	3,869	21	4,041
		22	3,876	22	3,912
		23	4,490	23	3,784
				24	3,656
				25	3,527
				26	3,399
				27	3,271
				28	3,146
				29	3,150
				30	3,150
				31	3,150
				32	3,609

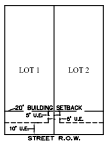
TOTAL RESIDENTIAL LOTS :67
*DRAINAGE EASEMENT : 1

CURVE DATA

CURVE	DELTA ANGLE	RADIUS	ARC	TANG	CHORD	CHORD BEARING
C1	15°04'05"	300.00'	78.90'	39.68'	78.67'	S 83°03'41" E
C2	05°58'57"	300.00'	31.32'	15.68'	31.31'	S 03°35'13" E
C3	14°14'57"	275.00'	68.39'	34.87'	68.22'	S 82°39'07" E
C4	14°22'31"	325.00'	81.54'	40.99'	81.33'	S 82°42'54" E
C5	16°44'49"	50.00'	14.61'	7.36'	14.56'	S 37°47'43" E
C6	40°58'29"	50.00'	35.76'	18.68'	35.00'	S 08°56'05" E
C7	40°58'29"	50.00'	35.76'	18.68'	35.00'	N 32°02'23" E
C8	53°29'19"	50.00'	46.68'	25.20'	45.00'	N 79°16'18" E
C9	28°57'46"	50.00'	25.27'	12.91'	25.01'	S 59°30'14" E
C10	07°41'00"	50.00'	6.70'	3.36'	6.70'	N 47°40'23" E
C11	43°57'58"	50.00'	38.37'	20.18'	37.43'	N 73°29'53" E
C12	50°46'44"	50.00'	44.31'	23.73'	42.88'	S 59°07'46" E
C13	78°43'03"	50.00'	68.69'	41.01'	63.42'	S 06°37'07" W
C14	05°58'57"	275.00'	28.71'	14.37'	28.70'	S 03°35'13" E
C15	05°20'43"	325.00'	30.32'	15.17'	30.31'	S 03°16'06" E
C16	00°38'14"	325.00'	3.61'	1.81'	3.61'	S 06°15'54" E
C17	40°58'29"	50.00'	35.76'	18.68'	35.00'	S 24°29'24" W
C18	40°01'49"	50.00'	34.93'	18.21'	34.23'	S 16°00'44" E
C19	40°58'29"	50.00'	35.76'	18.68'	35.00'	S 56°30'53" E
C20	40°58'29"	50.00'	35.76'	18.68'	35.00'	N 82°30'38" E
C21	18°11'31"	50.00'	15.88'	8.01'	15.81'	N 52°55'38" E

LINE DATA

CLIP	DISTANCE	BEARING
L1	11.32'	S 75°31'39" E
L2	36.07'	N 89°24'16" E
L3	19.05'	S 75°31'39" E
L4	4.60'	S 75°31'39" E
L5	21.19'	N 44°27'29" E
L6	21.23'	S 45°33'01" E
L7	21.21'	N 44°24'19" E
L8	21.21'	S 45°35'44" E
L9	19.77'	S 41°48'43" E
L10	126.28'	S 00°35'44" E
L11	13.32'	S 06°34'41" E
L12	21.21'	S 45°35'44" E
L13	20.08'	N 41°24'47" E
L14	20.00'	N 83°25'19" E



CERTIFICATE OF OWNER

STATE OF TEXAS §
COUNTY OF WEBB §

I, RICHARD M. HACHAR, MANAGER FOR LAREDO CUATRO VIENTOS, LLC, GENERAL PARTNER OF LAREDO FOUR WINDS, LTD., OWNER OF THE LAND SHOWN ON THIS PLAT AND DESIGNATED HEREIN AS CUATRO VIENTOS SUR SUBDIVISION, PHASE XII, IN THE CITY OF LAREDO, COUNTY OF WEBB, TEXAS AND WHOSE NAME IS SUBSCRIBED HERETO, HEREBY DEDICATE TO THE USE OF THE PUBLIC FOREVER ALL STREETS, EASEMENTS, CLEAR VIEW EASEMENTS AND PUBLIC PLACES THEREON SHOWN FOR THE PURPOSE AND CONSIDERATION THEREIN EXPRESSED.

LAREDO FOUR WINDS, INC. – OWNER
BY: LAREDO CUATRO VIENTOS, LLC, GENERAL PARTNER

RICHARD M. HACHAR
MANAGER

DATE

CERTIFICATE OF NOTARY PUBLIC

STATE OF TEXAS §
COUNTY OF WEBB §

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED RICHARD M. HACHAR, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN STATED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, THIS _____ DAY OF _____, 20____.

NOTARY PUBLIC
WEBB COUNTY, TEXAS
My Commission Expires the
_____day of_____, 20____.

CERTIFICATE OF LIENHOLDER

THIS SUBDIVISION MAP IS HEREBY APPROVED AND ADOPTED BY THE UNDERSIGNED LIEN HOLDER THIS _____ DAY OF _____ 2020

BY:_____

TITLE: _____ AS AN ACT AND DEED OF

_____

CERTIFICATE OF NOTARY PUBLIC

STATE OF TEXAS §
COUNTY OF WEBB §

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED
NAME: _____
TITLE: _____
FINANCIAL INSTITUTION: _____
KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN STATED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, THIS _____ DAY OF _____, 20____.

NOTARY PUBLIC
WEBB COUNTY, TEXAS
My Commission Expires the
_____day of_____, 20____.

CERTIFICATE OF ENGINEER

STATE OF TEXAS §
COUNTY OF WEBB §

I, ROGELIO BALDAZO, THE UNDERSIGNED LICENSED PROFESSIONAL ENGINEER IN THE STATE OF TEXAS, 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.

ROGELIO BALDAZO
LICENSED PROFESSIONAL ENGINEER
TEXAS REG. NO. 92652

DATE

CERTIFICATE OF SURVEYOR

STATE OF TEXAS §
COUNTY OF WEBB §

I, WAYNE NANCE, THE UNDERSIGNED REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF TEXAS, HEREBY CERTIFY THAT THIS PLAT IS TRUE AND CORRECT AND WAS PREPARED FROM AN ACTUAL SURVEY OF THE PROPERTY MADE UNDER MY SUPERVISION ON THE GROUND AND THAT THE CORNER MONUMENTS SHOWN THEREON WERE PROPERLY PLACED UNDER MY PERSONAL SUPERVISION.

WAYNE NANCE
REGISTERED PROFESSIONAL LAND SURVEYOR
TEXAS REG. NO. 6235

DATE

CERTIFICATE OF CITY ENGINEER

STATE OF TEXAS §
COUNTY OF WEBB §

I, HAVE REVIEWED THIS PLAT AND ACCOMPANYING CONSTRUCTION DRAWINGS IDENTIFIED AS CUATRO VIENTOS SUR SUBDIVISION, PHASE XII, PREPARED BY: ROGELIO BALDAZO, LICENSED PROFESSIONAL ENGINEER No. 92652, AND DATED THE _____ DAY OF _____, 20_____, WITH THE LAST REVISED DATE ON _____, 20_____ AND HAVE FOUND THEM IN THE COMPLIANCE WITH THE SUBDIVISION ORDINANCE OF THE CITY OF LAREDO, TEXAS.

RAMON E. CHAVEZ, P.E.
CITY ENGINEER

DATE

PLANNING COMMISSION APPROVAL

STATE OF TEXAS §
COUNTY OF WEBB §

THIS PLAT, CUATRO VIENTOS SUR SUBDIVISION, PHASE XII HAS BEEN SUBMITTED TO AND CONSIDERED BY THE PLANNING COMMISSION OF THE CITY OF LAREDO, TEXAS, AND IS HEREBY APPROVED BY SUCH COMMISSION ON _____ DAY OF _____, 20_____.

JUAN M. NARVAEZ, JR.
CHAIRMAN

DATE

ATTESTMENT OF PLANNING COMMISSION APPROVAL

STATE OF TEXAS §
COUNTY OF WEBB §

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 SAID APPROVAL.

VANESSA GUERRA, AICP
PLANNING DIRECTOR

DATE

CERTIFICATE OF COUNTY CLERK

STATE OF TEXAS §
COUNTY OF WEBB §

I, MARGIE RAMIREZ IBARRA, CLERK OF THE COUNTY COURT IN AND FOR WEBB COUNTY, DO HEREBY CERTIFY THE FOREGOING INSTRUMENT DATED THE _____ DAY OF _____, 20_____ WITH ITS CERTIFICATE OF AUTHENTICATION WAS FILED FOR RECORD IN MY OFFICE ON THE _____ DAY OF _____, 20_____ AT _____ O'CLOCK _____M IN VOLUME _____, PAGE _____OF THE MAP RECORD OF SAID COUNTY.

DEPUTY

COUNTY CLERK
WEBB COUNTY, TEXAS

FILED FOR RECORD AT _____O'CLOCK_____M ON THE _____ DAY OF _____, 20_____.

DEPUTY

COUNTY CLERK
WEBB COUNTY, TEXAS

GRAPHIC SCALE IN FEET
25 0 50 100 200

DATE : 12-26-24
REVISIONS :

VERICAL SCALE : —
HORIZONTAL SCALE: 1"=100'
DRAWN : R.B.
CHECKED : T.P.N./W.N.
APPROVED : R.B./W.N.
FIELD BOOK : —

LEGEND:
R.O.W. RIGHT OF WAY
P.O.B. POINT OF BEGINNING
W.C.P.R. WEBB COUNTY PLAT RECORDS
W.C.D.R. WEBB COUNTY DEED RECORDS
B.S. BUILDING SETBACK
U.E. UTILITY EASEMENT
W.L. WATER LINE
S.S.L. SANITARY SEWER LINE
◉ 1/2" IRON ROD

PORRAS NANCE ENGINEERING

304 E. CALTON RD.
LAREDO, TEXAS 78041
TBPE F-6205
TBPLS F-101888
OFFICE (956) 724-3097
www.porrasnance.com

OWNER:
4V HOLDINGS, LTD.
3302 CUATRO VIENTOS DR.
SUITE 238
LAREDO, TEXAS 78046
(956) 718-2892 OFF.
(956) 718-2057 FAX

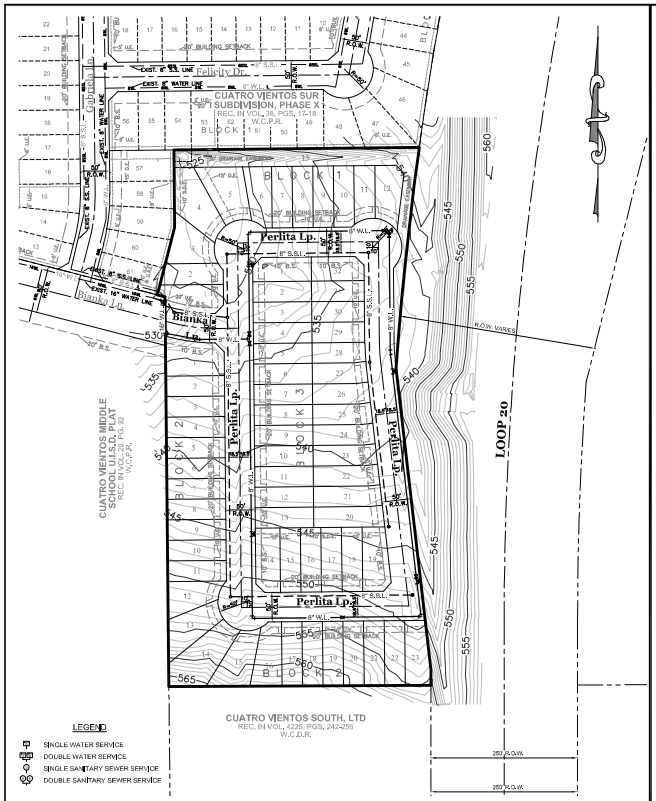
ENGINEER/SURVEYOR:
PORRAS NANCE ENGINEERING
304 E. CALTON RD.
P.O. BOX 1670
LAREDO, TEXAS 78044
(956) 724-3097 PH
(956) 724-9208 FX

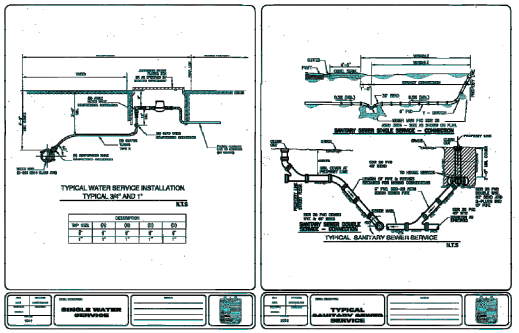
PROJECT DATA:
ACRES : 8.7218 ACRES
LOTS : 67 LOTS
R.O.W. : 50'
B/B : 31'

PLAT OF:
CUATRO VIENTOS SUR SUBDIVISION PHASE XII

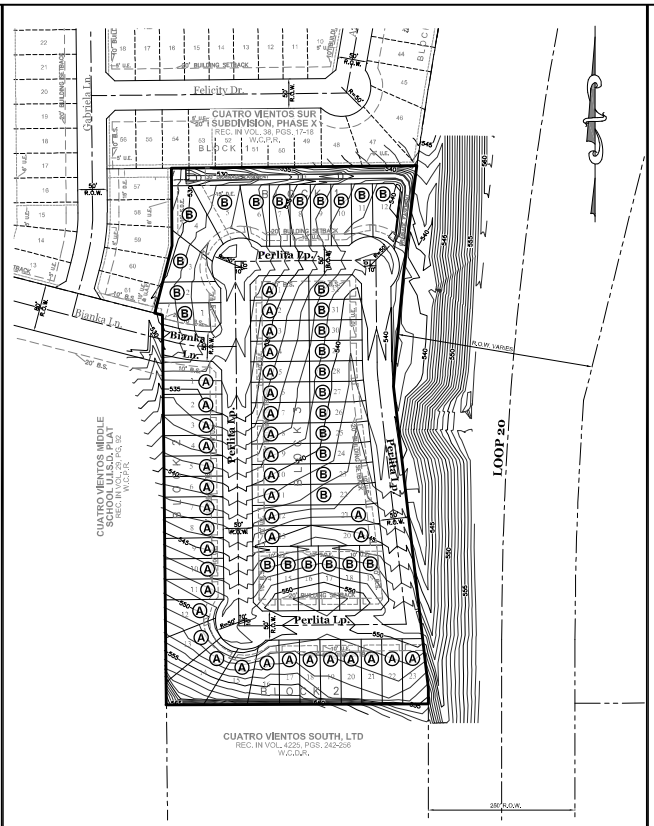
8.7218 ACRE TRACT OUT OF 4V HOLDINGS, LTD. TRACT IV (117.78 ACRES) AND TRACT V (70 ACRES), AS RECORDED IN VOL. 3702, PGS. 643-646 W.C.D.R.
PORCION 35 ~ ABSTRACT 546, JOSE MIGUEL DIAZ, ORIGINAL GRANTEE
CITY OF LAREDO, WEBB COUNTY, TEXAS

SHEET:
1 OF 2





WATER DISTRIBUTION SYSTEM AND SANITARY SEWER SYSTEM
SCALE: 1"=100'



POST DEVELOPMENT TOPOGRAPHY
SCALE: 1"=100'

Water Supply: Description, Costs and Operability Date

Cuatro Vientos Sur Subdivision, Phase XII will be be provided with potable water by the City of Laredo. The subdivider, and the City of Laredo have entered into a contract in which the City of Laredo has promised to provide sufficient water to the subdivision for at least 30 years and the City of Laredo has provided documentation to sufficiently establish the long term quantity and quality of the available water supplies to serve the full development of this subdivision. The City of Laredo has a 16" diameter water line running along the North side of the existing right-of-way of Blanka Ln. The water system for Cuatro Vientos Sur Subdivision, Phase XII consists of the extension of the existing 16" diameter water line along Blanka Ln, and 8" diameter water lines running along Perlita Loop inside this subdivision. These lines will service a total of 67 residential lots through individual services consisting of a ¾" diameter single service for individual lots and a 1" diameter dual service lines run to pairs of lots before splitting into two ¾" diameter single service lines going to the water meter boxes for each lot.

The 16" and 8" water lines, gate valves, MJ fittings, fire hydrants, the 1" dual service lines, the ¾" single service lines, and the meter boxes have already been installed, at a total cost of $289,925 or $4,327.24 per lot. The subdivider has in addition paid the City of Laredo the sum of $20,700 which covers the cost per lot for the water availability fees.

Sewer Facilities: Description, Costs and Operability Date

Sewage from Cuatro Vientos Sur Subdivision, Phase XII will be disposed of through the sanitary sewer system of the City of Laredo. The subdivider, and the City of Laredo have entered into a contract in which the City of Laredo has promised to provide sufficient sewage disposal for the full development of this subdivision. The City of Laredo has an existing 8" diameter sanitary sewer main running along the North side of the existing right-of-way of Blanka Ln. (within an easement) flowing West. The sanitary sewer system for Cuatro Vientos Sur Subdivision, Phase XII consists of proposed 8" diameter sanitary sewer lines along Blanka Ln. and Perlita Loop that connect to said existing 8" diameter sanitary sewer main. The sanitary sewer system will service a total of 67 residential lots through individual services consisting of a 6" diameter single service for individual lots and a 6" diameter dual service lines run to pairs of lots before splitting into two 6" diameter single service lines.

The 8" lines, the manholes, the clean-outs, the 6" dual service lines, and the 6" single service lines have already been installed, at a total cost of $349,090.72 or $5,210.31 per lot.

CERTIFICATE OF ENGINEER

STATE OF TEXAS §
COUNTY OF WEBB §

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.

ROGELIO BALDAZO
LICENSED PROFESSIONAL ENGINEER
TEXAS REG. NO. 92652

DATE

DRAFT

CERTIFICATE OF UTILITIES DIRECTOR

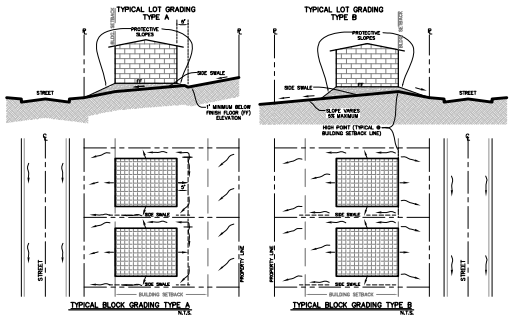
STATE OF TEXAS §
COUNTY OF WEBB §

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.

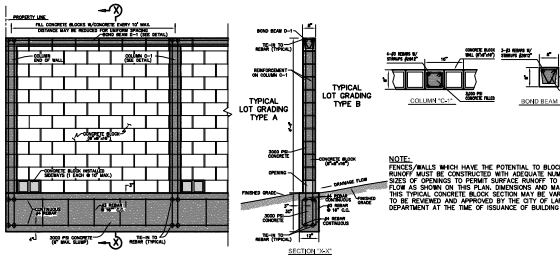
WALTER PISHKUR
EXECUTIVE DIRECTOR UTILITIES DEPARTMENT

DATE

DRAFT



NOTE:
HOME BUILDERS/HOME OWNERS SHALL NOT CHANGE THE GRADES OR CONSTRUCT FLOW RESTRICTING FENCES, BUILDINGS, STRUCTURES OR OTHER IMPROVEMENTS IN SUCH A WAY TO IMPEDE OR CHANGE THE ESTABLISHED DRAINAGE FLOW PATTERN AS INDICATED ON THIS GRADING PLAN. FENCES/WALLS WHICH HAVE THE POTENTIAL TO BLOCK DRAINAGE RUNOFF MUST BE CONSTRUCTED WITH ADEQUATE NUMBER AND SIZES OF OPENINGS TO PERMIT SURFACE RUNOFF TO CONTINUE TO FLOW AS SHOWN ON THIS PLAN. TYPICAL LOT GRADING SHOWN ON THIS PLAN WILL BE DONE BY THE HOME BUILDER AS PART OF THE BUILDING PERMIT. ADDITIONALLY THE HOME BUILDER SHALL INSTALL A 20' WIDE SOD STRIP ALONG THE ENTIRE REAR PROPERTY LINE OF LOTS DRAINING ONTO THE OTHER LOTS (10' STRIP ON UPGRADIENT LOTS & 10' ON DOWNGRADIENT LOTS).



NOTE:
FENCES/WALLS WHICH HAVE THE POTENTIAL TO BLOCK DRAINAGE RUNOFF MUST BE CONSTRUCTED WITH ADEQUATE NUMBER AND SIZES OF OPENINGS TO PERMIT SURFACE RUNOFF TO CONTINUE TO FLOW AS SHOWN ON THIS PLAN. SURFACE RUN AND WATER FLOW FOR THESE TYPICAL CONCRETE BLOCK SECTIONS MAY BE WAIVED AND HAVE TO BE REVIEWED AND APPROVED BY THE CITY OF LAREDO BUILDING DEPARTMENT AT THE TIME OF ISSUANCE OF BUILDING PERMITS.

TYPICAL 6' HIGH CONCRETE BLOCK WALL N.T.S.

GRAPHIC SCALE IN FEET 25 0 50 100 200	VERICAL SCALE : ——	LEGEND: R.O.W. RIGHT OF WAY; P.O.B. POINT OF BEGINNING; W.C.P.R. WEBB COUNTY PLAT RECORDS; W.C.D.R. WEBB COUNTY DEED RECORDS; B.S. BUILDING SETBACK; U.E. UTILITY EASEMENT; W.L. WATER LINE; S.S.L. SANITARY SEWER LINE; ⊕ 1/2" IRON ROD	PORRAS NANCE ENGINEERING	304 E. CALTON RD. LAREDO, TEXAS 78041 TBPE F-6205 TBPLS F-101888 OFFICE (956) 724-3097 www.porrasnance.com	OWNER: 4V HOLDINGS, LTD. 3302 CUATRO VIENTOS DR. SUITE 238 LAREDO, TEXAS 78046 (956) 718-2892 OFF. (956) 718-2057 FAX	ENGINEER/SURVEYOR: PORRAS NANCE ENGINEERING 304 E. CALTON RD. P.O. BOX 1670 LAREDO, TEXAS 78044 (956) 724-3097 PH (956) 724-9208 FX	PROJECT DATA: ACRES : 8.7218 ACRES LOTS : 67 LOTS R.O.W. : 50' B/B : 31'	PLAT OF: **CUATRO VIENTOS SUR SUBDIVISION PHASE XII** 8.7218 ACRE TRACT OUT OF 4V HOLDINGS, LTD. TRACT IV (117.78 ACRES) AND TRACT V (70 ACRES), AS RECORDED IN VOL. 3702, PGS. 643-646 W.C.D.R. PORCION 35 ~ ABSTRACT 546, JOSE MIGUEL DIAZ, ORIGINAL GRANTEE CITY OF LAREDO, WEBB COUNTY, TEXAS	SHEET: 2 OF 2
DATE : 12-10-24	DRAWN : R.B.							
REVISIONS :	CHECKED : T.P.N./W.N.							
	APPROVED : R.B./W.N.							
	FIELD BOOK : ——							

WATER SERVICE AGREEMENT

AGREEMENT REGARDING WATER SERVICE FOR THE PROPOSED CUATRO VIENTOS SUR SUBDIVISION, PHASE XII

PARTIES: This Agreement is by and between the Utility and the Subdivider, to wit: The Utility is the governing board or owner of a retail public utility, which supplies drinking water known as the City of Laredo Water Utilities Department.

The Subdivider is Laredo Four Winds, Ltd. who is the owner, or the authorized agent of the owner, of a tract of land in Webb County, Texas, that has been proposed to be divided into a subdivision (the Subdivision) Known as Cuatro Vientos Sur Subdivision, Phase XII.

TERMS: This Agreement is entered into in partial satisfaction of requirements under the Texas Water Development Board's Economically Distressed Areas Program Model Subdivision Rules. The Subdivider has prepared a plat of the Subdivision for submission to the City of Laredo for its approval. The Subdivider plans to construct for the Subdivision a drinking water distribution system to be connected to the Utility's public water system. The Utility has reviewed the plans for the Subdivision (the Plans) and has estimated the drinking water flow anticipated to be needed by the Subdivision under fully built-out conditions (the anticipated water flow) to be approximately 32,227 gallons daily.

The Utility covenants that is has or will have the ability to provide the anticipated water flow for at least thirty years, and that will provide that water flow. These covenants will be in effect until thirty years after the plat of the subdivision has been recorded and the Subdivision's water distribution system has been connected to the Utility's water supply system.

The Subdivider covenants that the water distribution system will be constructed as shown in the Plans and as provided for through the plat-approval process so that the residents of the lots of the Subdivision may receive drinking water service from the Utility. Upon completion of the water distribution system and upon its approval and acceptance by the utility, the Subdivider will convey to the Utility all right and title to the water distribution system.

The Subdivider has paid the Utility the sum of $20,700 which sum represents the total costs of water availability fees.

The above provisions notwithstanding, this Agreement shall no longer be in effect if the plat of the Subdivision is not approved by the City of Laredo or by municipality whose approval is required.

By affixing his or her signature to this Agreement, the person signing for the Utility warrants that he or she is authorized to sign this Agreement on behalf of the Utility. By affixing his or her signature to this Agreement, the person signing for the Subdivider warrants that he or she is authorized to sign this Agreement on behalf of the Subdivider.

This Agreement is effective on 4-20-, 2026.

The Utility

By: _____
Printed Name: Dr. Tareq Al-Zabet
Office or Position: Director Utilities Department
Date: 4/17/26

The Subdivider: Laredo Four Winds, Ltd.
By: Laredo Cuatro Vientos, LLC – General Partner

By: _____
Printed Name: Richard M. Hachar
Office or Position: Manager
Date: 4/15/26

WASTEWATER SERVICE AGREEMENT

AGREEMENT REGARDING WASTEWATER SERVICE FOR THE PROPOSED CUATRO VIENTOS SUR SUBDIVISION, PHASE XII

PARTIES: This Agreement is by and between the Utility and Subdivider, to wit:
The Utility is the governing board or owner of a retail public utility which provides wastewater treatment and is known as the City of Laredo Water Utilities Department.

The Subdivider is Laredo Four Winds, Ltd. who is the owner, or the authorized agent of the owner, of a tract of land in Webb County, Texas, that has been proposed to be divided into a subdivision (the Subdivision) know as Cuatro Vientos Sur Subdivision, Phase XII.

TERMS: This Agreement is entered into in partial satisfaction of requirements under the Texas Water Development Board's Economically Distressed Areas Program Model Subdivision Rules. The Subdivider has prepared a plat of the subdivision for submission to the City of Laredo for its approval. The Subdivider plans to construct for the Subdivision a wastewater collection system to be connected to the Utility's wastewater collection and treatment system. Such wastewater will consist of domestic sewage, i.e., waterborne human waste and waste from domestic activities such as bathing, washing, and food preparation. The Utility has reviewed the plans for the Subdivision (the Plans) and has estimated the wastewater flow project from the Subdivision under fully built-out conditions (the projected wastewater flow) to be approximately 24,790 gallons daily.

The Utility covenants that it has or will have the capacity to treat the projected wastewater flow and that it will treat that wastewater for at least thirty years. These covenants will be in effect until thirty years after the plat of the Subdivision has been recorded and the Subdivision's wastewater collection system has been connected to the Utility's wastewater treatment plant.

The Subdivider covenants that the wastewater collection system will be constructed as shown in the Plans and as provided for through the plat-approval process so that the residents of the lots of the Subdivision may receive wastewater treatment service from the Utility. Upon completion of the wastewater collection system and upon its approval and acceptance by the Utility, the Subdivider will convey to the Utility all right and title to the wastewater collection system.

The above provision notwithstanding, this Agreement shall no longer be in effect if the plat of the Subdivision is not approved by the City of Laredo or by municipality whose approval is required.

By affixing his or her signature to this Agreement, the person signing for the Utility warrants that he or she is authorized to sign this Agreement on behalf of the Utility. By affixing his or her signature to this Agreement, the person signing for the Subdivider warrants that he or she is authorized to sign this Agreement on behalf of the Subdivider.

This Agreement is effective on 4-20-26, 2026.

The Utility

By: _____
Printed Name: Dr. Tareq Al-Zabet
Office or Position: Director Utilities Department
Date: 4/17/26

The Subdivider: Laredo Four Winds, Ltd.
By: Laredo Cuatro Vientos, LLC – General Partner

By: _____
Printed Name: Richard M. Hachar
Office or Position: Manager
Date: 4/15/26

City of Laredo

Planning & Zoning Commission

Meeting Date: 5/14/2026 **Model Subdivision Compliance 12A**

SUBJECT
Discussion and possible action regarding the scheduling of Planning and Zoning Commission Workshops for the ReCode Laredo - Unified Development Code Project.

PREVIOUS COUNCIL ACTION
N/A

BACKGROUND
The ReCode Laredo - Unified Development Code Project is in the final stages of development. These workshops will provide a forum to discuss the project, major changes, answer questions, and final steps for the recommendations and ultimate adoption of the UDC.

Version six (6) of the ReCode - Unified Development Code Document is available for viewing at: https://www.cityoflaredo.com/departments/planning-and-zoning/projects/recode-laredo

COMMITTEE RECOMMENDATION
Click or tap here to enter text.

STAFF RECOMMENDATION
Staff requests possible dates and times from the Commission for the future scheduling of the workshops.