City of Laredo

REGULAR MEETING AGENDA

Thursday, July 2, 2026
6:00 PM

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

Planning & Zoning Commission

This governmental body may allow participation in meetings by video conference in accordance with Texas Government Code § 551.127, provided a quorum is present at the posted location.

1. Call to Order

2. Roll Call

3. Pledge of Allegiance

4. Texas Pledge

5. Approval Of Minutes Of:

5A Regular Meeting of June 18, 2026. **26-P&Z-622**

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 Amending the Zoning Ordinance (Map) of the City of Laredo by authorizing the issuance of a Planned Unit Development for apartments for approximately 3.08 acre tract of land, as further described by metes and bounds in Exhibit A, located south of Cerralvo Drive and west of Riverbank Drive, from R-1A (Single Family Reduced Area District) to R-2 P.U.D. (Multi-Family Residential District - Planned Unit Development). **26-P&Z-605**

ZC-056-2026
District VII

8. Consideration Of The Following Master Plans:

8A Consideration a revision to The Coves at Winfield masterplan. The purpose of this revision is to reconfigure lot layouts and amend the proposed land uses. The intent is residential, commercial, and institutional. **26-P&Z-635**

PL-143-2026
District V - Cm. Dr. Tyler King

8B Review and consideration of the River Point Subdivision masterplan. The intent is multi-family and commercial. **26-P&Z-618**

PL-137-2026
District II - Cm. Ricardo “Richie” Rangel

9. Consideration Of The Following Preliminary Plats And Replats:

9A Preliminary consideration of the plat of The Coves at Winfield, Phase 9, and the granting of a variance to increase the maximum dead-end street length of the proposed street, Valor Drive, from 500 feet to approximately 700 feet, pursuant to Section 3-2 J. of the Subdivision Ordinance. The intent is residential. **26-P&Z-620**

PL-141-2026
District VI - Cm. Dr. Tyler King

9B Preliminary consideration of the plat of The Coves at Winfield, Phase 10B. The intent is residential and commercial. **26-P&Z-621**

PL-142-2026
District VI - Cm. Dr. Tyler King

9C Preliminary consideration of the plat of The Coves at Winfield, Phase 11. The intent is residential. **26-P&Z-623**

PL-144-2026
District VI - Cm. Dr. Tyler King

9D Preliminary consideration of the plat of River Point Subdivision, Phase 1. The intent is multifamily. **26-P&Z-619**

PL-138-2026
District II - Cm. Ricardo “Richie” Rangel

9E Preliminary consideration of the plat of D&J Alexander Subdivision, Unit XXXIII (33), and the granting of a variance to reduce the front-yard building setback line for Lot 7, Block 3 from 20 feet to 10 feet, pursuant to Section 24.77.2 (6) of the Laredo Land Development Code. The intent is residential. **26-P&Z-625**

PL-140-2026
District V - Cm. Ruben Gutierrez Jr.

9F Preliminary consideration of the replat of Lots 2A, 2B, and 4, Block 595, Western Division into Lot 4A, Block 595, Western Division, and the granting of a variance to reduce the front yard building setback line from 20 feet to 10 feet, pursuant to Section 24.77.2 (6) of the Laredo Land Development Code. The intent is residential. **26-P&Z-626**

PL-139-2026
District VIII - Cm. Alyssa Cigarroa

9G Preliminary consideration of the plat of Harmony Hills Subdivision, Phase III at Rodriguez Ranch. The intent is residential. **26-P&Z-624**

PL-145-2026
District VI - Cm. Dr. Tyler King

10. Consideration Of The Following Final Plats Replats:

10A Final consideration of the replat of Lots 6-8, Block 4, North America Industrial Park, Phase II into Lot 6A, Block 4, North America Industrial Park, Phase II. The purpose of this replat is to reconfigure Lots 6-8, Block 4, into Lot 6A, Block 4. The intent is industrial. **26-P&Z-627**

PL-146-2026
District VII - Cm. Vanessa Perez

10B Final consideration of the plat of Lot B-8E, Tanquecitos Partnership II Subdivision. The intent is residential. **26-P&Z-628**

PL-135-2026
Extra-Territorial Jurisdiction (ETJ)

10C Final consideration of the plat of Lot 1, Block 1, Riverside International Parking. The intent is a parking lot. **26-P&Z-629**

PL-134-2026
District VII - Cm. Vanessa Perez

11. Staff Report:

11A Staff report regarding the cancellation of the second Planning and Zoning Commission meeting in December 2026, scheduled for December 17, 2026. **26-P&Z-630**

12. 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, June 26, 2026 by 6:00 P.M.

City of Laredo

Planning & Zoning Commission

Meeting Date: 7/2/2026 **Public Hearing and Recommendation of an Ordinance 5A**

CITY OF LAREDO
PLANNING AND ZONING COMMISSION

MEETING MINUTES OF JUNE 18, 2026

The City of Laredo Planning and Zoning Commission convened in regular session open to the public at 6:00 p.m. on Thursday, June 18, 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
Cindy E. Cantu
Mercurio Martinez, III
John D. Beckelhymer
Regina Portillo
Hector "Tito" Garcia

COMMISSIONERS EXCUSED:
Adolfo Martinez

STAFF PRESENT:
Vanessa Guerra, Planning Director
Rafael Vidaurri, Planner
Deidre Garcia, Planner
Laura Garza, Planner
Stephanie Prado, Planner
Ruben Dominguez, Fire Department

OTHERS PRESENT:

Maria Nava	Juana Gomez	Victoria Macias
Gabriel Castillo	Juan De Dios Gonzalez	
Elsa Gupta	Omar Camacho	
Orlando Navarro	Armando Guerra	
Ricardo Villarreal	Jesus Ruiz	
Miguel Aguilar	Carlos Arredondo	
Javier De Leon	Martha Garcia	

1. CALL TO ORDER

Vice Chair Barron called the Planning and Zoning Commission meeting to order at 6:04 p.m.

2. ROLL CALL

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

3. PLEDGE OF ALLEGIANCE

4. TEXAS PLEDGE

5. APPROVAL OF MINUTES OF:

A. Regular Meeting of May 21, 2026

B. Regular Meeting of June 4, 2026

MOTION: Commissioner Garcia made a motion to **approve** the minutes of May 21, 2026 and June 4, 2026.

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

Motion Carried Unanimously

6. CITIZEN COMMENTS

None

Chair Sada Paz arrived at the meeting.

7. PUBLIC HEARING AND RECOMMENDATION OF AN ORDINANCE.

A. Amending the Zoning Ordinance (Map) of the City of Laredo by authorizing the issuance of a conditional use permit for a plant nursery on Lots 5, 6, 7 and 8, Block 911, Western Division, located at 2001 Baltimore Street.

ZC-019-2026

District VIII

Vanessa Guerra, Planning Director, informed the Commission the Applicant had requested the item be tabled; however, Ms. Guerra advised to proceed with the staff presentation and public hearing to allow members of the public the opportunity to provide comments. Ms. Guerra stated, despite the Applicant's request, the Commission retained the authority to either table the item or take action.

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

Commissioner M. Martinez stepped out of the meeting at 6:08 p.m.

Maria Nava addressed the Commission on behalf of herself and her neighbors and expressed opposition to the request. She stated the area already experiences issues with mosquitoes and other insects, as well as parking concerns.

Commissioner Cantu stated she believed the Commission should act on the item, noting this was the second time the request had been postponed and the Applicants had not been present on either occasion to speak on their own behalf.

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

MOTION: Commissioner Cantu made a motion to close the public hearing, go against Staff recommendation and **deny** the item.

Second:	Commissioner Beckelhymer	
In Favor:	7	
Opposed:	1	Commissioner Portillo
Abstained:	0	

Vanessa Guerra, Planning Director, clarified the request before the Commission was not a zone change but rather a Conditional Use Permit.

Motion Carried

MOTION: Commissioner Garcia made a motion to bring up Item 7H.

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

Motion Carried Unanimously

H. Amending the Zoning Ordinance (Map) of the City of Laredo by rezoning Lot 20, Block 12, Lomas Del Sur Subdivision, Unit V, located at 3115 Lomas Del Sur Boulevard, from B-1 (Limited Business District) to B-3 (Community Business District).

ZC-060-2026

District II

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

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

Gabriel Castillo, representing Commerce Bank, addressed the Commission and stated the proposal is to install an electronic billboard to promote not only IBC but also nonprofit organizations within the community.

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

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

Motion Carried Unanimously

B. Amending the Zoning Ordinance (Map) of the City of Laredo by authorizing the issuance of a conditional use permit for a convenience store and gas station (serving alcohol with on-premise consumption) on Lot 1A, Block 2, Lago Del Mar Subdivision, located at 2501 East Del Mar Boulevard.

ZC-046-2026

District V

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

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

1. The primary use of the property shall remain a gas station and convenience store. The sale and on-site consumption of alcoholic beverages shall remain accessory and incidental to the principal use.
2. The CUP authorizes only the sale and on-site consumption of margarita beverages and does not authorize the establishment of a bar, nightclub, saloon, cantina, lounge, or similar drinking establishment.
3. The hours and days of operation of the margarita beverages sales shall be from Monday through Friday from 7:00 a.m. to 12:00 a.m. (midnight), Saturday from 7:00 a.m. to 1:00 a.m., and Sunday from 12:00 p.m. (noon) to 12:00 a.m. (midnight).
4. On-premise alcohol consumption is limited to margarita beverages.
5. The sale and consumption of alcoholic beverages shall be limited to areas designated on the approved site plan. Any expansion of the consumption area shall require additional review and approval by the City.
6. No outdoor consumption of alcoholic beverages shall be permitted on-site unless otherwise approved by the City through a separate permit or authorization.
7. No live entertainment, DJs, dancing, karaoke, amplified music, or similar activities shall be permitted on-site with the sale or consumption of alcoholic beverages.
8. No cover charges, admission fees, membership fees, or ticketed events associated with alcohol consumption shall be permitted.

9. No dedicated alcohol service counter separate from the convenience store checkout area shall be established without further review and approval by the City.
10. The sale and consumption of alcoholic beverages shall comply with all applicable regulations of the TABC and all other applicable federal, state, and local regulations.
11. The holder of the CUP shall maintain all licenses and permits required by TABC. Failure to maintain such licenses and permits may constitute grounds for review or revocation of the CUP.
12. The property owner and/or operator shall maintain adequate lighting and general site maintenance to ensure the safety and welfare of patrons and the surrounding area.
13. The establishment shall implement measures to discourage loitering on the premises and maintain the property in a manner that does not create a nuisance for surrounding properties.
14. Any expansion to allow on-premise alcohol consumption of margarita beverages (open container sales), including but not limited to increased seating areas, expanded consumption areas, additional alcohol service facilities, or operational changes that alter the character of the establishment, shall require additional review and approval by the City.
15. The on-site consumption of alcoholic beverages shall remain clearly subordinate and incidental to the principal gas station and convenience store use. Any operation that results in the establishment functioning primarily as a bar, nightclub, cantina, saloon, or similar drinking establishment may be subject to review, citations, required amendments, or revocation of this CUP.
16. Margarita beverages sold for off-premises consumption shall be sold for transport and shall remain in sealed containers in accordance with applicable state law and TABC regulations.
17. Any margarita alcoholic beverage sold for on-site consumption shall remain on the premises and shall not be removed from the property in an open container.
18. Appropriate signage shall be posted advising customers that open containers of alcoholic beverages may not be removed from the premises and that all alcohol sales and consumption must comply with applicable state law and TABC regulations.
19. Lighting of property shall be screened to avoid adverse impact on adjacent residential neighborhoods.
20. Landscaping shall be provided and maintained for the complete duration in accordance with the City of Laredo Land Development Code.
21. The owner shall provide an opaque fence or wall of not less than 7 (seven) feet in height along any side or rear property lines which abut or adjoin property containing a residential use or residential zoning district. Apartment complexes, residential condominiums or residential townhomes shall be similarly screened irrespective of which zoning district they occur in.
22. The establishment must make provisions to keep litter to a minimum, and to keep it from blowing onto adjacent streets and properties.
23. Signage shall be consistent with the City's Sign Ordinance.
24. On-site parking shall be provided in accordance with the City of Laredo Land Development Code.
25. There shall be no ground vibrations created or sustained on the site which are perceptible without instruments at any point on any property adjoining the subject property.
26. The proposed use shall not exceed the "Occupant Load" as set forth in the Certificate of Occupancy with Occupant Load issued to the CUP business holder.
27. The proposed use shall, during all hours of operation, maintain, free from obstruction or impediment to full instant use in the case of fire or other emergency, all exit accesses, exits or exit discharges.

28. The proposed use shall undergo an annual Fire Inspection.
29. All permits, licenses, certifications and inspections required by the codes and ordinances of the City of Laredo shall be kept up to date and current including but not limited to: a. Food Manager License (annual), b. Food Handler's Permit (annual), c. Certificate of Occupancy with Occupant Load. Occupant Load being the approved capacity of a building or portion thereof.
30. Owner shall comply with Building, Health, Safety, Fire, Environmental, and all applicable codes and regulations as required.
31. The operating characteristics of the use shall not create a nuisance and the impacts of the use on surrounding properties shall be minimized with respect to noise, odors, vibrations, glare, and any other similar conditions.

Vanessa Guerra, Planning Director, informed the Commission that only wine-based Margaritas, dispensed from behind the counter by a TABC-trained employee, would be permitted for on-premises consumption within the designated area. She explained that customers would not be allowed to leave the premises with open containers. Ms. Guerra emphasized that no other alcoholic beverages sold by the convenience store would be permitted for on-premises consumption. She further noted that the Conditional Use Permit includes several conditions, including that the use cannot be converted into a bar, outdoor music is prohibited, the principal use of the property must remain a convenience store and gas station, and all other conditions outlined in the permit must be followed.

Commissioner Portillo asked whether the Margaritas would be limited to on-premises consumption. Ms. Guerra explained that Margaritas served in an open container must be consumed on the premises; however, if provided in a closed container, customers would be permitted to leave the premises with the beverage.

Elsa Gupta addressed the Commission and stated that all employees are required to be TABC-trained. She further explained that although the beverage cups are not sealed, either the cup or the bag containing the beverage must be closed before the customer leaves the premises, in accordance with applicable regulations.

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

Second:	Commissioner M. Martinez	
In Favor:	6	
Opposed:	2	Vice Chair Barron and Commissioner Garcia
Abstained:	0	

Motion Carried

Ms. Guerra, updated the Commission by informing them there was one mailout response in opposition within the 200 foot for Item 7C.

MOTION: Commissioner M. Martinez made a motion to **hear** items 7C, 7D and 7E together.

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

Motion Carried Unanimously

C. Amending the Zoning Ordinance (Map) of the City of Laredo by authorizing the issuance of a conditional use permit for a convenience store and gas station (serving alcohol with on-premise consumption) on Lot 1, Block 8A, Las Brisas Del Mar Subdivision, located at 8612 McPherson Road.

ZC-047-2026

District VI

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

1. The primary use of the property shall remain a gas station and convenience store. The sale and on-site consumption of alcoholic beverages shall remain accessory and incidental to the principal use.
2. The CUP authorizes only the sale and on-site consumption of margarita beverages and does not authorize the establishment of a bar, nightclub, saloon, cantina, lounge, or similar drinking establishment.
3. The hours and days of operation of the margarita beverages sales shall be from Monday through Friday from 7:00 a.m. to 12:00 a.m. (midnight), Saturday from 7:00 a.m. to 1:00 a.m., and Sunday from 12:00 p.m. (noon) to 12:00 a.m. (midnight).
4. On-premise alcohol consumption is limited to margarita beverages.
5. The sale and consumption of alcoholic beverages shall be limited to areas designated on the approved site plan. Any expansion of the consumption area shall require additional review and approval by the City.
6. No outdoor consumption of alcoholic beverages shall be permitted on-site unless otherwise approved by the City through a separate permit or authorization.
7. No live entertainment, DJs, dancing, karaoke, amplified music, or similar activities shall be permitted on-site with the sale or consumption of alcoholic beverages.
8. No cover charges, admission fees, membership fees, or ticketed events associated with alcohol consumption shall be permitted.
9. No dedicated alcohol service counter separate from the convenience store checkout area shall be established without further review and approval by the City.
10. The sale and consumption of alcoholic beverages shall comply with all applicable regulations of the TABC and all other applicable federal, state, and local regulations.
11. The holder of the CUP shall maintain all licenses and permits required by TABC. Failure to maintain such licenses and permits may constitute grounds for review or revocation of the CUP.
12. The property owner and/or operator shall maintain adequate lighting and general site maintenance to ensure the safety and welfare of patrons and the surrounding area.
13. The establishment shall implement measures to discourage loitering on the premises and

maintain the property in a manner that does not create a nuisance for surrounding properties.

14. Any expansion to allow on-premise alcohol consumption of margarita beverages (open container sales), including but not limited to increased seating areas, expanded consumption areas, additional alcohol service facilities, or operational changes that alter the character of the establishment, shall require additional review and approval by the City.
15. The on-site consumption of alcoholic beverages shall remain clearly subordinate and incidental to the principal gas station and convenience store use. Any operation that results in the establishment functioning primarily as a bar, nightclub, cantina, saloon, or similar drinking establishment may be subject to review, citations, required amendments, or revocation of this CUP.
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19. Lighting of property shall be screened to avoid adverse impact on adjacent residential neighborhoods.
20. Landscaping shall be provided and maintained for the complete duration in accordance with the City of Laredo Land Development Code.
21. The owner shall provide an opaque fence or wall of not less than 7 (seven) feet in height along any side or rear property lines which abut or adjoin property containing a residential use or residential zoning district. Apartment complexes, residential condominiums or residential townhomes shall be similarly screened irrespective of which zoning district they occur in.
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25. There shall be no ground vibrations created or sustained on the site which are perceptible without instruments at any point on any property adjoining the subject property.
26. The proposed use shall not exceed the "Occupant Load" as set forth in the Certificate of Occupancy with Occupant Load issued to the CUP business holder.
27. The proposed use shall, during all hours of operation, maintain, free from obstruction or impediment to full instant use in the case of fire or other emergency, all exit accesses, exits or exit discharges.
28. The proposed use shall undergo an annual Fire Inspection.
29. All permits, licenses, certifications and inspections required by the codes and ordinances of the City of Laredo shall be kept up to date and current including but not limited to: a. Food Manager License (annual), b. Food Handler's Permit (annual), c. Certificate of Occupancy with Occupant Load. Occupant Load being the approved capacity of a building or portion thereof.
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31. The operating characteristics of the use shall not create a nuisance and the impacts of the use on surrounding properties shall be minimized with respect to noise, odors, vibrations, glare,

and any other similar conditions.

D. Amending the Zoning Ordinance (Map) of the City of Laredo by authorizing the issuance of a conditional use permit for a convenience store and gas station (serving alcohol with on-premise consumption) on Lot 2, Block 5, Lago Del Mar Village Subdivision, located at 101 West Del Mar Boulevard.

ZC-048-2026

District V

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

1. The primary use of the property shall remain a gas station and convenience store. The sale and on-site consumption of alcoholic beverages shall remain accessory and incidental to the principal use.
2. The CUP authorizes only the sale and on-site consumption of margarita beverages and does not authorize the establishment of a bar, nightclub, saloon, cantina, lounge, or similar drinking establishment.
3. The hours and days of operation of the margarita beverages sales shall be from Monday through Friday from 7:00 a.m. to 12:00 a.m. (midnight), Saturday from 7:00 a.m. to 1:00 a.m., and Sunday from 12:00 p.m. (noon) to 12:00 a.m. (midnight).
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31. The operating characteristics of the use shall not create a nuisance and the impacts of the use on surrounding properties shall be minimized with respect to noise, odors, vibrations, glare, and any other similar conditions.

E. Amending the Zoning Ordinance (Map) of the City of Laredo by authorizing the issuance of a conditional use permit for a convenience store and gas station (serving alcohol with on-premise consumption) on Lot 3A, Block 1B, Emerald Valley Subdivision, Phase II, located at 4506 Ben-Cha Road.

ZC-051-2026

District III

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

1. The primary use of the property shall remain a gas station and convenience store. The sale and on-site consumption of alcoholic beverages shall remain accessory and incidental to the principal use.
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19. Lighting of property shall be screened to avoid adverse impact on adjacent residential neighborhoods.
20. Landscaping shall be provided and maintained for the complete duration in accordance with the City of Laredo Land Development Code.
21. The owner shall provide an opaque fence or wall of not less than 7 (seven) feet in height along any side or rear property lines which abut or adjoin property containing a residential use or residential zoning district. Apartment complexes, residential condominiums or residential townhomes shall be similarly screened irrespective of which zoning district they occur in.
22. The establishment must make provisions to keep litter to a minimum, and to keep it from blowing onto adjacent streets and properties.
23. Signage shall be consistent with the City's Sign Ordinance.
24. On-site parking shall be provided in accordance with the City of Laredo Land Development Code.
25. There shall be no ground vibrations created or sustained on the site which are perceptible without instruments at any point on any property adjoining the subject property.
26. The proposed use shall not exceed the "Occupant Load" as set forth in the Certificate of Occupancy with Occupant Load issued to the CUP business holder.
27. The proposed use shall, during all hours of operation, maintain, free from obstruction or impediment to full instant use in the case of fire or other emergency, all exit accesses, exits or exit discharges.
28. The proposed use shall undergo an annual Fire Inspection.
29. All permits, licenses, certifications and inspections required by the codes and ordinances of the City of Laredo shall be kept up to date and current including but not limited to: a. Food Manager License (annual), b. Food Handler's Permit (annual), c. Certificate of Occupancy with Occupant Load. Occupant Load being the approved capacity of a building or portion thereof.
30. Owner shall comply with Building, Health, Safety, Fire, Environmental, and all applicable codes and regulations as required.
31. The operating characteristics of the use shall not create a nuisance and the impacts of the use on surrounding properties shall be minimized with respect to noise, odors, vibrations, glare, and any other similar conditions.

Commissioner Portillo stepped out of the meeting at 6:29 p.m.

Commissioner Portillo stepped back into the meeting at 6:30 p.m.

MOTION: Commissioner M. Martinez made a motion to close the public hearing, support Staff recommendation and **approve** items 7C, 7D and 7E.

Second:	Commissioner Beckelhymer	
In Favor:	6	
Opposed:	2	Vice Chair Barron and Commissioner Garcia

Abstained: 0

Motion Carried

F. Amending the Zoning Ordinance (Map) of the City of Laredo by authorizing the issuance of a Planned Unit Development for apartments for approximately 3.08-acre tract of land, as further described by metes and bounds in Exhibit A, located south of Cerralvo Drive and west of Riverbank Drive, from R-1A (Single Family Reduced Area District) to R-2 P.U.D. (Multi-Family Residential District – Planned Unit Development).

ZC-056-2026

District VII

Vanessa Guerra, Planning Director, informed the Commission the Applicant had requested the item be tabled; however, Ms. Guerra advised to proceed with the staff presentation and public hearing to allow members of the public the opportunity to provide comments.

Staff Recommendation: Staff **supports** the proposed planned unit development.

Ms. Guerra further clarified, as stated in the project narrative, the Applicant is proposing the development of 72 affordable senior living apartments as part of a tax credit housing project.

MOTION: Commissioner Garcia made a motion to close the public hearing, and **table** the item.

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

Motion Carried Unanimously

G. Amending the Zoning Ordinance (Map) of the City of Laredo by rezoning Lots 2, 4, 6 and 8, Block 544, Western Division, located at 2303 Santa Rita Avenue, from R-3 (Mixed Residential District) to M-1 (Light Manufacturing District).

ZC-058-2026

District VIII

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

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

Commissioner M. Martinez, asked why Staff does not support the item.

Vanessa Guerra, Planning Director, informed the Commission the subject property is located on the east side of the railroad tracks within a residential area. She explained placing an M-1 (Light Manufacturing) zoning district adjacent to residential properties is a concern because the uses are generally incompatible and may create negative impacts on surrounding neighborhoods.

Ms. Guerra further explained, according to the application, approximately one-half of the property is proposed to be used for a ropa usada (used clothing) business, which requires a B-3 zoning district. After speaking with the tenants, Staff learned they also intended to use a portion of the property as a fitness and basketball training facility. Because this use was not included in the application and also requires B-3 zoning, Staff recommended the Applicant to apply for a Conditional Use Permit (CUP) to help mitigate potential impacts, including hours of operation, noise, and the intensity of the proposed uses. She also noted the property provides very limited parking, and a basketball training facility would generate a significant parking demand.

Commissioner Garcia asked how long the warehouse had been in existence.

Ms. Guerra responded there was no definitive information regarding when the building was constructed. However, she explained even if the property had previously operated as a warehouse, it had lost any legal nonconforming status because the warehouse use had not been continuously maintained.

Orlando Navarro addressed the Commission and expressed his concern is having children attend sporting facilities in an M-1 zoning districts. He believed locating athletic facilities within the city would better serve the community and improve accessibility.

Vice Chair Barron stated he preferred to postpone the item until the Applicant was present so that questions from the Commission could be addressed directly.

Ricardo Villarreal informed the Commission the Applicant was on the way to the meeting should the Commission decide to delay consideration of the item.

Ms. Guerra advised Applicants are encouraged to attend all public hearings, are provided with the meeting schedule in advance, and receive a reminder call the day before the meeting.

MOTION: Vice Chair Barron made a motion to **table** the item till the end of the meeting.

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

Motion Carried Unanimously

Commissioner Beckelhymer requested clarification regarding Staff's recommendation. He asked if Staff opposed the M-1 zoning request, then would Staff support a Conditional Use Permit instead.

Chair Sada Paz asked whether a B-3 zoning district would be more appropriate.

Ms. Guerra explained a Conditional Use Permit would first require the appropriate underlying zoning district and could not be used as a mechanism to grant zoning variances. She further stated if the Applicant could not satisfy the required parking standards, Staff would have difficulty supporting a CUP because of the anticipated parking demand generated by both proposed commercial uses.

Commissioner Beckelhymer acknowledged the Applicant had not applied for a Conditional Use Permit and asked if the Commission denied the M-1 request, then they could recommend that the Applicant pursue a CUP.

Ms. Guerra confirmed the Applicant had not submitted a CUP application and explained a new application would be required before the request could be considered by the Commission.

Chair Sada Paz stated the Commission could approve a B-3 zoning district; however, because the item had already been tabled, it would be revisited later in the meeting.

Commissioner Garcia commented he would not have an issue with M-1 zoning because he believed the property had previously been zoned M-1.

Ms. Guerra clarified that the property had never been zoned M-1 and had always been zoned R-3.

I. Amending the Zoning Ordinance (Map) of the City of Laredo by rezoning Lot 5, Block 367, Western Division, located at 1812 Santa Ursula Avenue, from B-3 (Community Business District) to B-4 (Highway Commercial District).

ZC-061-2026

District VIII

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

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

Miguel Aguilar, Owner, informed the Commission he would like to have a better opportunity in renting the property since he is being taxed as if the building were commercial.

Vice Chair Barron, asked the Applicant if he already had something in mind.

Mr. Aguilar responded he had not yet determined the specific use for the property but was seeking the requested zoning to provide greater flexibility and allow for a broader range of potential uses in the future.

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

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

Motion Carried Unanimously

J. Amending the Zoning Ordinance (Map) of the City of Laredo by rezoning Lot 1, Block 1005, Eastern Division, located at 1007 south Meadow Avenue, from B-1 (Limited Business District) to B-3 (Community Business District).

ZC-062-2026

District II

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

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

Javier De Leon, Applicant, addressed the Commission and stated the surrounding properties are zoned B-3, which is why he is requesting the proposed zone change. He explained the request is intended to make the zoning of the subject property consistent with the surrounding area.

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

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

Motion Carried Unanimously

K. Amending the Zoning Ordinance (Map) of the City of Laredo by authorizing the issuance of a conditional use permit for a plat nursery on Lot 6, Block 196, Eastern Division, located at 4019 Sanders Avenue.

ZC-063-2026

District VIII

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

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

1. The C.U.P. shall be issued to Cleopetra Gomez, and shall be transferable only with the approval of the City Council, and shall be subject to all conditions of the initial approval, and such other conditions as the City Council may require.
2. The hours of operation shall be limited to, Monday through Sunday, from 10:00 a.m. to 6:00p.m.
3. The plant nursery shall be limited to the retail sale of plants. The cultivation, propagation, growing, or production of plants on-site shall be prohibited unless otherwise approved by the City through a separate permit or authorization.
4. The property owner shall implement and maintain a mosquito abatement procedures. Standing water shall not be permitted to remain on the property for more than seventy-two (72) hours unless actively managed through circulation, approved larvicide treatment, or other mosquito-control measures.
5. All fertilizers, pesticides, herbicides, and other materials shall be stored in covered and secured areas designed to prevent exposure to precipitation and stormwater runoff. Soil, mulch, compost, and similar materials shall be stored in an orderly manner and shall not create odor, dust, insect, or rodent nuisances for adjacent properties.
6. The property owner shall maintain the site free of litter, debris, dead vegetation, and other materials that may create visual blight, harbor pests, or negatively impact adjacent properties. All outdoor storage areas shall be maintained in an orderly condition at all times.
7. The establishment must make provisions to keep litter to a minimum, and to keep it from blowing onto adjacent streets and properties.
8. All plant waste, landscaping debris, dead vegetation, soil materials, and related nursery byproducts shall be collected and disposed of properly on a regular basis. There shall be no outdoor burning of materials, and all waste shall be managed in a manner that prevents the accumulation of standing water, odors, insects, rodents, or other nuisances to adjacent properties.
9. There shall be no hazardous chemical storage on the property. The determination of hazardous material shall be made by the Fire Chief as per the Laredo Land Development Code, Section 24.74.3 (d). Hazardous materials are defined as stated in the City of Laredo Code of Ordinances, Sec. 33-20.
10. No commercial vehicles shall be permitted as per the City of Laredo Land Development Code, Section 24-65.0(a), General Supplemental Provisions, Residential.
    - No commercial vehicle exceeding sixteen thousand (16,000) pounds manufacturer's Gross Vehicle Weight Rating (GVWR) or having more than two (2) axles, and no commercial or farm trailer exceeding twelve (12) feet in length, shall be parked or stored on the subject property.
    - No commercial vehicle exceeding one (1) ton manufacturer's GVWR, having more than two (2) axles, or any commercial, farm, or utility trailer shall be parked or stored within the public right-of-way adjacent to the subject property.
11. Parking associated with the proposed use shall park within the public right-of-way.
12. Lighting of property shall be screened to avoid adverse impact on adjacent residential uses or neighborhoods.

13. Landscaping shall be provided and maintained for the entire duration of the proposed use in accordance with the City of Laredo Land Development Code.
14. The owner shall provide an opaque fence or wall of not less than 7 (seven) feet in height along any side or rear property lines which abut or adjoin property containing a residential use or residential zoning district. Apartment complexes, residential condominiums or residential townhomes shall be similarly screened irrespective of which zoning district they occur in.
16. The proposed use shall comply with the City's Sign Ordinance, as per Sections 28-38.a, Permitted Sign Dimensions-Freestanding and 28-38.b Permitted Sign Dimensions-, Attached, and shall be limited to the sign types and dimensions permitted within the R-3 zoning district for church, public park, public recreational facility school, library, art gallery, or cultural facility.
15. Electronic Message Display signs and CEVMS shall be prohibited.
17. The property owner must comply with all City Noise Ordinances provisions of the City of Laredo Code of Ordinances.
18. The operating characteristics of the use shall not create a nuisance and the impacts of the use on surrounding properties shall be minimized with respect to noise, odors, vibrations, glare, and any other similar conditions.
16. All equipment and activities must be operated/conducted in a manner that minimizes noise impacts to surrounding residential uses to the maximum extent practicable.
19. The proposed use shall not exceed the "Occupant Load" as set forth in the Certificate of Occupancy.
20. The proposed use shall, during all hours of operation, maintain, free from obstruction or impediment to full instant use in the case of fire or other emergency, all exit accesses, exits or exit discharges.
21. The proposed use shall undergo an annual Fire Inspection.
22. All permits, licenses, certifications and inspections required by the codes and ordinances of the City of Laredo shall be kept up to date and current including but not limited to: a. Food Manager License (annual), b. Food Handler's Permit (annual), c. Certificate of Occupancy with Occupant Load. Occupant Load being the approved capacity of a building or portion thereof.
23. Owner shall comply with Building, Health, Safety, Fire, Environmental, and all applicable codes and regulations as required.

Notice to the owner/applicant:

1. The approval of the conditional use permit does not guarantee the issuance of the building permit and requires full compliance with all applicable municipal codes and regulations.

Ms. Guerra informed the Commission this case differs from the previous nursery case, as the applicant does not grow plants on-site. Instead, the plants are delivered approximately once a month. She added, according to the applicant, sales are very limited, averaging only three (3) to five (5) plants per month.

Commissioner Cantu commented the property appeared to be well organized and maintained.

Ms. Guerra further explained staff recommended several conditions similar to those imposed on the previous nursery case, including requirements related to mosquito abatement, the storage of chemicals, the elimination of standing water, and periodic inspections. She stated the proposed use

appears to have minimal impact on the surrounding area. She also noted the applicant does not reside on the property, as it is a secondary residence, and only visits the site when a customer wishes to make a purchase.

Juana Gomez, Owner, informed the Commission the nursery is simply a hobby that provides her with something to do.

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

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

Motion Carried Unanimously

MOTION: Vice Chair Barron made a motion to **revisit** Item 7G.

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

Motion Carried Unanimously

G. Amending the Zoning Ordinance (Map) of the City of Laredo by rezoning Lots 2, 4, 6 and 8, Block 544, Western Division, located at 2303 Santa Rita Avenue, from R-3 (Mixed Residential District) to M-1 (Light Manufacturing District).

ZC-058-2026

District VIII

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

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

Juan De Dios Gonzalez and Omar Camacho, Owners, informed the Commission they were available to answer any questions.

Commissioner Garcia asked about the current use of the property.

Mr. Gonzalez responded the property is currently being used entirely as a warehouse. He stated they purchased the property for warehousing purposes and intend to continue using it for that purpose.

Mr. Camacho informed the Commission that he currently uses approximately one-half (½) of the warehouse for the buying and selling of forklifts. He explained that they purchased the property because the water and electrical services had never been disconnected, leading them to believe the warehouse use had been grandfathered, despite the property's R-3 zoning. He added that they acquired the property during the COVID-19 pandemic, when it was in poor condition, and have since cleaned and improved the site

Commissioner Garcia requested clarification regarding the property's zoning and the surrounding area.

Ms. Guerra explained all properties located west of the railroad tracks are zoned industrial, while the properties east of the railroad tracks are zoned R-3 residential. She stated the subject property has always been zoned R-3 and has never been zoned M-1.

Commissioner M. Martinez asked whether the property was currently operating under M-1 zoning.

Ms. Guerra explained it was not. She stated if the current use is for ropa usada (used clothing sales), the appropriate zoning classification would be B-3.

Commissioner M. Martinez asked for confirmation that ropa usada is permitted under B-3 rather than M-1.

Ms. Guerra confirmed a B-3 zoning classification would be required for that use.

Commissioner M. Martinez then asked how the property would lose its grandfathered status.

Ms. Guerra explained a legal nonconforming use is discontinued if it ceases operation for more than six (6) months. She clarified maintaining active utility services does not establish the warehouse use has continued; rather, the business itself must remain in operation. She further noted the property is currently being used for ropa usada, not as a warehouse.

Commissioner Portillo asked whether the applicants would consider requesting a B-3 zoning classification instead, and whether that option had been discussed with them, noting they had indicated a desire to remain compatible with the surrounding neighborhood and were not proposing more intensive industrial uses.

Mr. Camacho stated that staff had informed them about the possibility of requesting a B-4 zoning classification. However, they chose to apply for M-1 zoning to provide greater flexibility and avoid the need for another zone change application in the future. He added if B-3 was the only feasible option, they would consider pursuing it.

Commissioner Portillo commented locating M-1 zoning within a residential area is challenging because it permits many intensive uses that could negatively affect nearby residents.

Chair Sada Paz stated the property has limited parking but acknowledged it continues to function as a warehouse.

Commissioner Cantu commented the railroad tracks create a division between the industrial and residential areas.

Commissioner Portillo reiterated the subject property is located on the residential side of the railroad tracks.

Vice Chair Barron asked whether the railroad remains active and how frequently trains pass through the area.

The applicant responded the railroad is still in operation and trains pass through approximately seven (7) times each day.

Vice Chair Barron stated given the active railroad operations and the property's historical function, including the possibility it was previously used for loading and unloading freight, those factors should be considered when evaluating whether the property should be allowed to continue functioning as a warehouse despite its residential zoning.

MOTION: Commissioner Garcia made a motion to close the public hearing, go against Staff recommendation and **approve** the item as an M-1 zone.

Second:	Vice Chair Barron	
In Favor:	7	
Opposed:	1	Commissioner Portillo
Abstained:	0	

Motion Carried

8. CONSIDERATION OF THE FOLLOWING PRELIMINARY PLATS AND REPLATS:

A. Preliminary consideration of the replat of North Webb Industrial Park, Phase 1, Block 2, Lots 3 and 6 into North Webb Industrial Park, Phase 1, Block 2, Lots 3A and 6A. The site is an existing warehouse.

PL-126-2026

District VII – Councilmember Vanessa Perez

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

MOTION: Vice Chair Barron made a motion to **approve** the item subject to Staff comments.

Second:	Commissioner Cantu
In Favor:	8

Opposed: 0
Abstained: 0

Motion Carried Unanimously

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

Planning:

1. Revise Plat Note No. 2 to state the following: "All curb cuts shall comply with the Standard Technical Specification Manual, as may be amended from time to time."
2. Identify all easements.
3. 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.

B. Preliminary consideration of the plat of Shiloh Crossing Subdivision, Phase 6, Block 1, Lot 1. The intent is multi-family.

PL-128-2026

District VII – Councilmember Dr. Tyler King

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

Armando Guerra, Premier Engineering, informed the Commission he concurred with Staff comments.

MOTION: Vice Chair Barron made a motion to **approve** the item subject to Staff comments.

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

Motion Carried Unanimously

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

Planning:

1. A zone change will be required for the proposed use. Please note that preliminary plat approval does not constitute a staff position on zone change requests. Staff's official position will be provided only upon formal submittal of a zone change application. All zone change requests are subject to City Council discretion and are not guaranteed.
2. Revise Plat Note No. 3 to state the following: "All curb cuts shall comply with the Standard Technical Specification Manual, as may be amended from time to time."
3. Coordinate with the Traffic Safety division for the placement of driveway(s) and access.
4. Revise Sheet Title Block as it states "Adriani Plaza Subdivision".
5. Identify all easements.
6. 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.

C. Preliminary consideration of the plat of Ponderosa Commercial Subdivision, Unit 3A – Phase 2. The intent is commercial.

PL-127-2026

District IV – Councilmember Ricardo "Rick" Garza.

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

Orlando Navarro, Mesquite Engineering, informed the Commission that he concurred with all of Staff's comments. He stated, however, that Planning Comment No. 1 did not apply to the plat under consideration because the property has no curb cuts, and requested that the comment be removed.

Vanessa Guerra, Planning Director, informed Mr. Navarro that the plat note referenced in Planning Comment No. 1 had been included on the plat by his engineer.

Rafael Vidaurri, Planner, confirmed that the note in question had been placed on the plat by the applicant's engineer.

Mr. Navarro acknowledged the clarification, and informed the Commission that he would have his engineer remove the note from the plat.

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

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

Motion Carried Unanimously

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

Planning:

1. Revise Plat Note No. 2 to state the following: "All curb cuts shall comply with the Standard Technical Specification Manual, as may be amended from time to time."
2. Identify all easements.
3. 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.

D. Preliminary consideration of the plat of Gator Pointe Subdivision, Phase 4. The intent is residential.

PL-129-2026

District III – Councilmember Melissa Cigarroa

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

Commissioner Garcia, stepped out of the meeting at 7:18 p.m.

Ricardo Villarreal, Top Site Civil Group, informed the Commission he concurs with all of Staff comments.

MOTION: Vice Chair Barron made a motion to **approve** the item subject to Staff comments.

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

Motion Carried Unanimously

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

Planning:

1. Provide the applicable FEMA Flood Insurance Rate Map (FIRM) panel number, as it is not currently shown on the plat.
2. Identify the unbuildable lots in Plat Note no. 12 and clearly identify them on the plat drawing.
3. Identify the lots in Plat Note No. 17.
4. Provide a graphic scale for the vicinity map to 1 inch = 2,000 feet.
5. Provide street names.
6. Remove the Certificate of Engineer by removing the reference to the "Webb County Commissioners Court," as the subject tract is located within the city limits.
7. Identify all easements, including utility easements, as they are not currently shown.
8. 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 South Commercial Subdivision, Phase 1 at Buena Vista Ranch. The intent is commercial.

PL-130-2026

District I – Councilmember Gilbert Gonzalez

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

Ricardo Villarreal, Top Site Civil Group, informed the Commission he had a question for Staff regarding the requirement to submit a master plan. He explained none of the four (4) adjoining properties are part of the proposed development and noted there is still commercial property located on the north side that is not contiguous to the subject property. He asked whether a master plan would still be required under those circumstances.

Rafael Vidaurri, Planner, provided background on Staff's comment and explained the ordinance requires the submission of a master plan for phased developments. He stated because the plat is identified as "Phase 1," Staff assumed additional phases were anticipated and, therefore, requested a master plan.

Mr. Villarreal asked whether removing "Phase 1" from the plat name would satisfy Staff's concern.

Staff responded that it would.

Mr. Villarreal stated he would revise the plat name accordingly, and the clarification answered his question.

Commissioner Garcia, stepped back into the meeting at 7:20 p.m.

MOTION: Commissioner M. Martinez made a motion to **approve** the item subject to Staff comments and by removing “Phase 1” from the plats name.

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

Motion Carried Unanimously

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

Planning:

1. Verify the presence of any existing high-pressure gas lines, as a gas line appears on the Railroad Commission GIS maps and the proposed plat is adjacent to a CenterPoint Energy facility at the southeast corner of the property. If applicable, provide a No Build Zone in accordance with Section 24.77.2 (12) of the Land Development Code.
2. The proposed plat is identified as Phase 1 of a phased development. Pursuant to Section 2.3.2 of the Subdivision Ordinance, submit a General Plan (Master Plan), as required for subdivisions proposed to be developed in sections or phases.
3. Identify and label the recorded ownership of all adjacent tracts on the plat, including the CenterPoint Energy facility to the subject property.
4. Provide alternate street name as "Buena Vista" is already in use within the Eastern Division.
5. Access to Cuatro Vientos is subject to review and approval by Texas Department of Transportation (TX-DOT).
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.

9. CONSIDERATION OF THE FOLLOWING FINAL PLATS AND REPLATS:

A. Final consideration of the replat of Lot 1400, Block 85, Del Mar Hills into Lot 1400A, Block 85, Del Mar Hills. The intent is residential.

PL-131-2026

District V – Councilmember Ruben Gutierrez, Jr.

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

Ricardo Villarreal, Top Site Civil Group, informed the Commission he concurs with all of Staff comments.

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

Second: Commissioner Cazares

In Favor:	8
Opposed:	0
Abstained:	0

Motion Carried Unanimously

10. CONSIDERATION OF MODEL SUBDIVISION COMPLIANCE:

A. Consideration of Model Rule Subdivision Compliance of the plat of Cielo Vista, Phase 2. The intent is residential.

PL-131-2026

District II – Councilmember Ricardo "Richie" Rangel, Jr.

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

MOTION: Commissioner Cantu made a motion to **approve** the item subject to Staff comments.

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

Motion Carried Unanimously

11. DISCUSSION AND POSSIBLE ACTION:

A. Discussion and possible action regarding the creation and scheduling of Planning and Zoning Commission subcommittee(s) for the purpose of analyzing, reviewing, and making recommendations for the drafting of the final version of ReCode Laredo (Unified Development Code), and any matters incident thereto.

Rafael Vidaurri, Planner, informed the Commission that Staff had been directed to present the ReCode to the Planning and Zoning Commission for review by September. He welcomed recommendations on how to proceed, including the formation of sub-committees consisting of two (2) or three (3) Commissioners, appointing a Chair for each committee, and dividing the ReCode by chapters to provide progress updates every two (2) weeks.

Chair Sada Paz stated that the private sector, including developers, should play an active role in the review process since they are the professionals who will ultimately implement the regulations. She suggested forming sub-committees comprised of Commissioners, Staff, developers, engineers, and contractors, with each committee assigned specific chapters of the ReCode to review.

Mr. Vidaurri informed the Commission that Staff would coordinate suitable meeting locations for the sub-committees.

Vanessa Guerra, Planning Director, explained that sub-committees would not be required to post meeting agendas and could meet at mutually convenient times and locations. She requested direction from the Commission on whether to continue with the scheduled workshops or proceed with sub-committees.

Following discussion, the Commission directed Staff to replace the workshops with three (3) sub-committees, each consisting of at least three (3) members. Chair Sada Paz, Vice Chair Barron, and Commissioner Garcia were appointed to serve as Chair of their respective sub-committees and will select the remaining members. Each sub-committee will be responsible for reviewing four (4) chapters of the ReCode.

Jesus Ruiz, Contractor, suggested reviewing the existing and proposed versions of the ReCode side by side to better identify and evaluate the proposed changes.

Ricardo Villarreal emphasized the importance of having Staff representatives from all applicable departments participate in the sub-committee meetings to provide technical input.

Vice Chair Barron stepped out of the meeting at 7:41 p.m. and returned at 7:42 p.m.

The Commission emphasized the importance of participation by Staff and department representatives from Engineering, Utilities, Parks, Traffic, and Environmental Services to ensure the review process is completed in time to provide a recommendation to the City Council by September.

MOTION: Vice Chair Barron made a motion to postpone the workshops until the end of the process and to form three (3) sub-committees, to review four (4) chapters each. Chair Sada Paz, Vice Chair Barron, and Commissioner Garcia will each serve as Chair of a sub-committee and will provide Staff with a list of their respective members.

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

Motion Carried Unanimously

12. ADJOURNMENT:

MOTION: Commissioner A. Garcia made a motion to **adjourn** the meeting at 7:46 p.m.

Second:	Commissioner Beckelhymer
In Favor:	7
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: 7/2/2026 **Public Hearing and Recommendation of an Ordinance 7A**

SUBJECT
Amending the Zoning Ordinance (Map) of the City of Laredo by authorizing the issuance of a Planned Unit Development for apartments for approximately 3.08 acre tract of land, as further described by metes and bounds in Exhibit A, located south of Cerralvo Drive and west of Riverbank Drive, from R-1A (Single Family Reduced Area District) to R-2 P.U.D. (Multi-Family Residential District - Planned Unit Development).

ZC-056-2026
District VII

PREVIOUS COUNCIL ACTION
None.

BACKGROUND
Initiated by: Deerfield Land Development, LC., Owners; Madhouse Development, Inc., Applicant; Alyssa Flores, Representative.

Council District: VII - Cm. Vanessa Perez

Proposed Use: The proposed use is Multi-Family Residential (Apartments).
- The applicant is requesting approval of a Planned Unit Development (PUD) overlay to facilitate a variance from the standard parking requirements.
- The applicant proposes 111 parking spaces where 150 spaces would otherwise be required for the proposed 72-unit multifamily development.
- The requested modification is intended to address site-specific constraints, including floodplain areas and limited developable land, while allowing the project to maintain open space, landscaping, pedestrian circulation, and resident amenities.

Site: The site is currently vacant undeveloped land.

Surrounding Land Uses: To the north of the site is vacant land and single family residential uses. To the east of the site is Riverbank Drive and single family residential uses. To the south of the site is George Washington Middle School. To the west of the site is vacant land and Barbara Fasken Recreation Center.

Comprehensive Plan: The Future Land Use Map recognizes this area as Medium Density Residential.
https://www.openlaredo.com/planning/

2017_Comprehensive_Plan-Viva_Laredo.pdf#page=39

Transportation Plan: The Long Range Thoroughfare Plan identifies Riverbank Drive a minor arterial.
https://www.cityoflaredo.com/home/showpublisheddocument
/17680/638703100333370000

Letters sent to surrounding property owners: 25 In Favor: 0 Opposed: 0

COMMITTEE RECOMMENDATION
The Planning & Zoning Commission in a ___ to ___ vote recommended ___ of the planned unit development.

STAFF RECOMMENDATION
Staff supports the proposed zone change for the following reasons:

1. The proposed development is consistent with the intent and purpose of the Planned Unit Development regulations by providing flexibility in site design while achieving a coordinated and functional residential development.

2. The PUD process provides a mechanism for evaluating such modifications and determining whether alternative development standards can achieve a functional site design while advancing the City of Laredo housing objectives.

3. The proposed multifamily residential use is compatible with the surrounding residential development pattern and serves as an appropriate residential land use that complements the character of the area while supporting the City of Laredo goals of accommodating future population growth and expanding housing choices for residents.

Notice to the owner/applicant:
1. The approval of the zone change or planned unit development overlay does not guarantee the issuance of a building permit and requires full compliance with all applicable municipal codes and regulations.

IMPACT ANALYSIS

Is this change contrary to the established land use pattern?
No. There are multi-family uses within the vicinity of the purposed site.

Would this change create an isolated zoning district unrelated to surrounding districts?
The zone is not changing. The applicant is requesting a zoning overlay.

Will change adversely influence living conditions in the neighborhood?
The proposed zone change is not anticipated to have a negative impact with the surrounding area or neighborhoods.

Are there substantial reasons why the property cannot be used in accordance with existing zoning?
The property is currently zoned R-1A, which does not permit the proposed multifamily residential use.

Meeting Date: 7/2/2026 **Public Hearing and Recommendation of an Ordinance 7A**

To accommodate the proposed use, the applicant has submitted a request to rezone the property from R-1A to R-2, which allows multifamily residential uses. Please refer to ZC-037-2026.

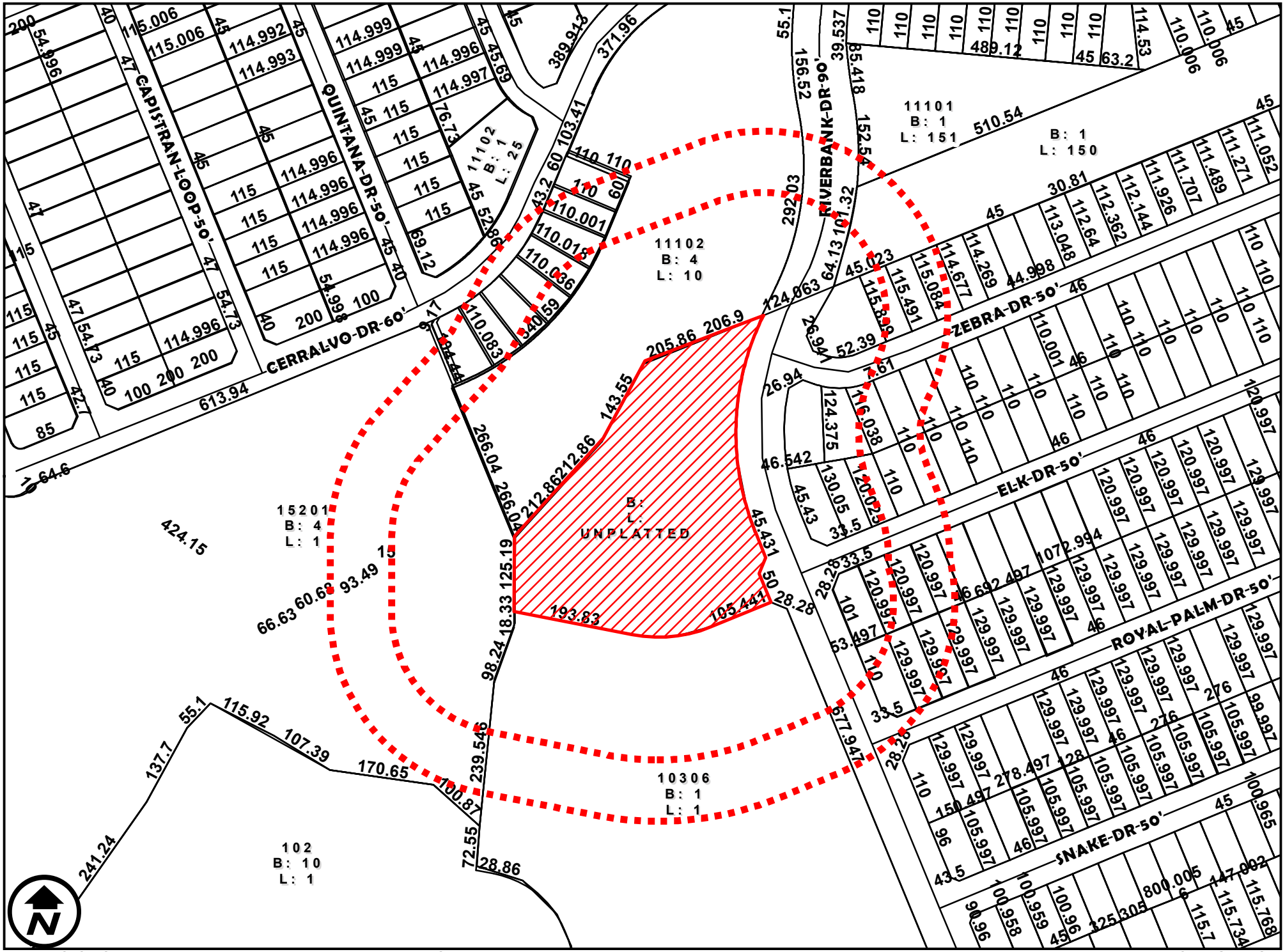


AERIAL MAP

1 inch = 200 feet

ZC-056-2026
COUNCIL DISTRICT 7
SOUTH OF CERRALVO DRIVE AND WEST OF RIVER BANK DRIVE

APPLICATION FO
R-1A (SINGLE FAMILY REDUCED AREA DISTRICT) T
P.U.D. FOR MULTI-FAMILY (APARTMENTS)



DIMENSIONS MAP

1 inch = 200 feet

ZC-056-2026

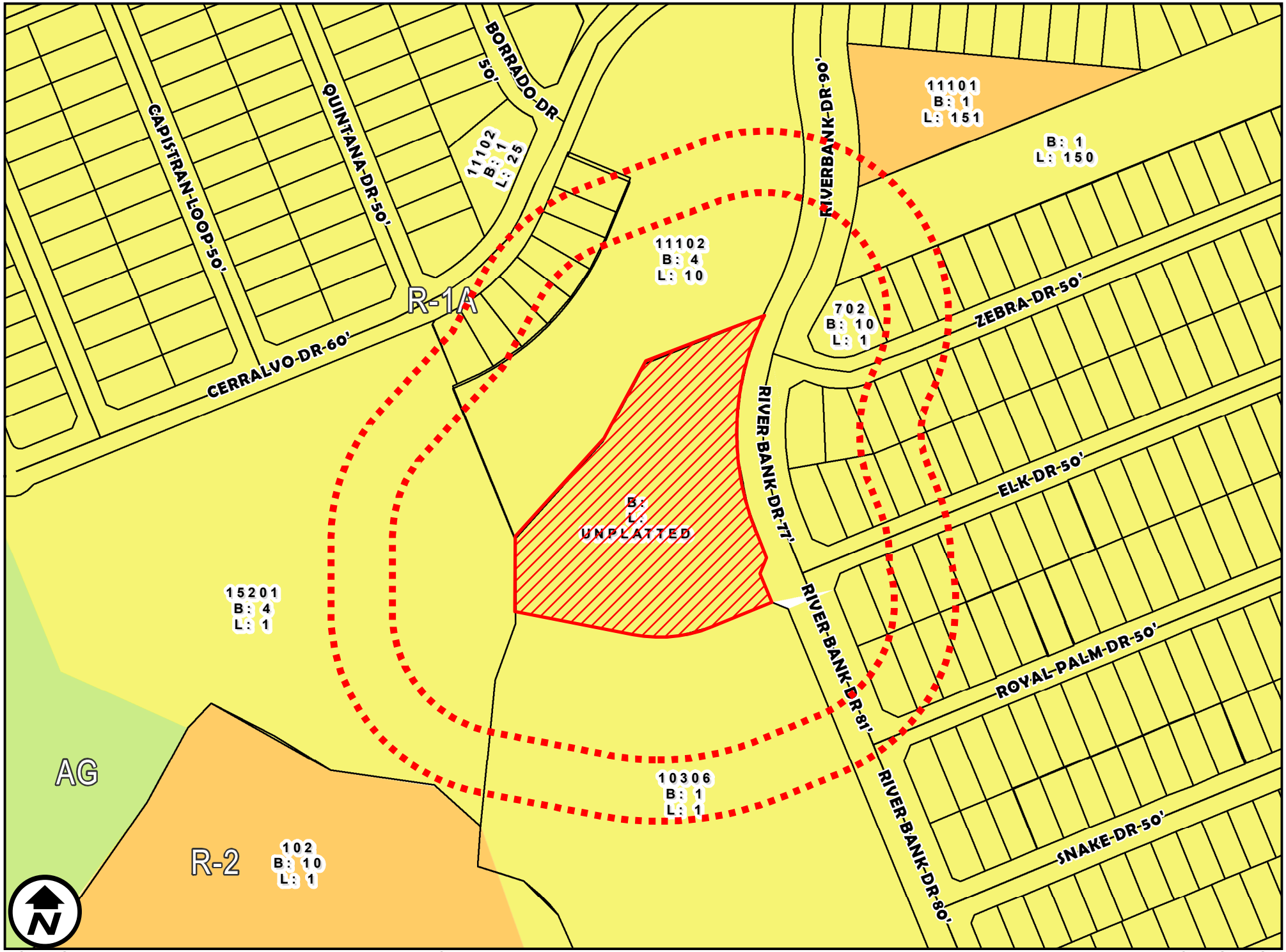
COUNCIL DISTRICT 7

SOUTH OF CERRALVO DRIVE AND WEST OF RIVER BANK DRIVE

APPLICATION FC

R-1A (SINGLE FAMILY REDUCED AREA DISTRICT) T

P.U.D. FOR MULTI-FAMILY (APARTMENTS)

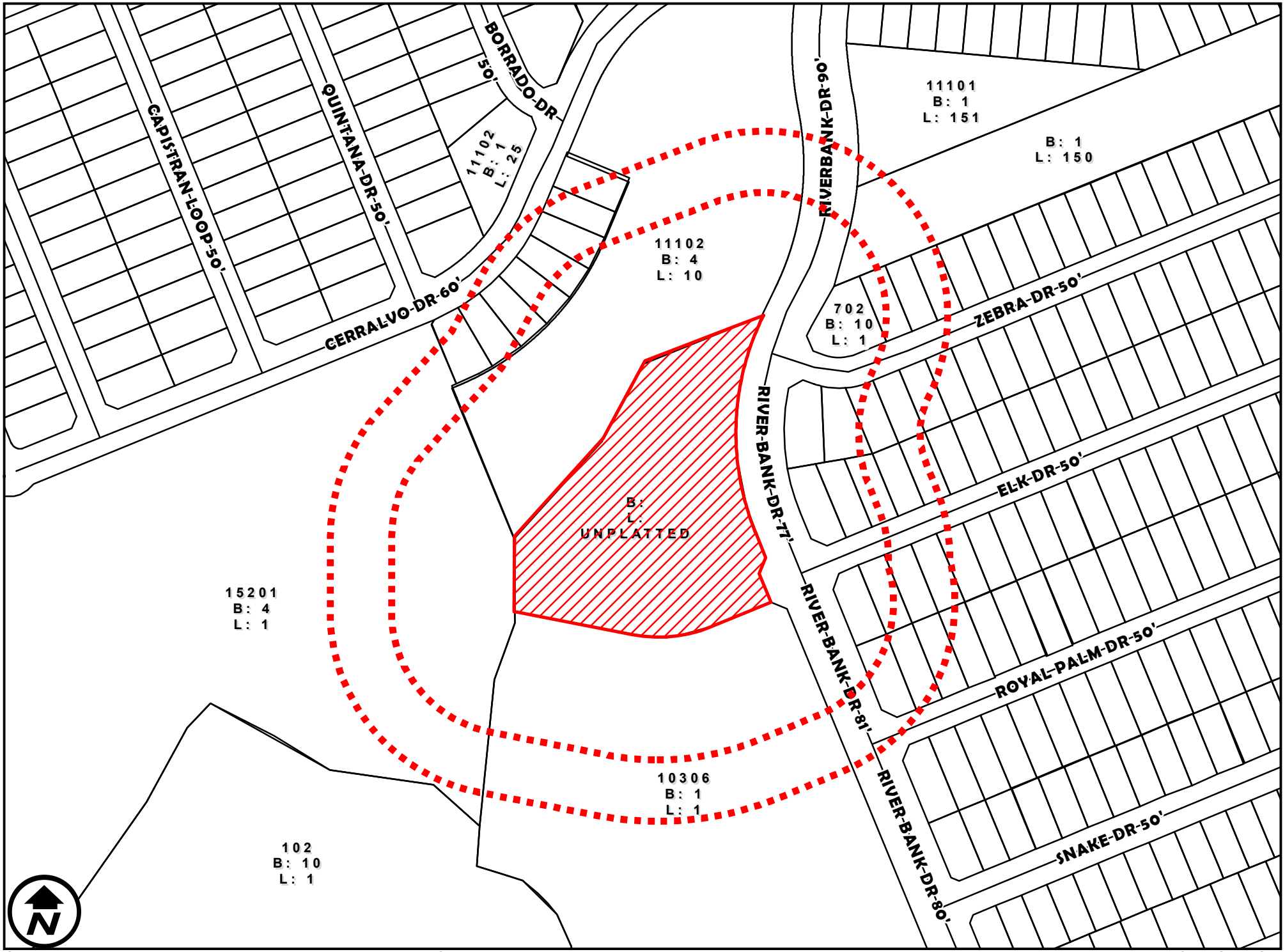


ZONING MAP

1 inch = 200 feet

ZC-056-2026
COUNCIL DISTRICT 7
SOUTH OF CERRALVO DRIVE AND WEST OF RIVER BANK DRIVE

APPLICATION FC
R-1A (SINGLE FAMILY REDUCED AREA DISTRICT) T
P.U.D. FOR MULTI-FAMILY (APARTMENTS)



SURVEY MAP

1 inch = 200 feet

ZC-056-2026
COUNCIL DISTRICT 7
SOUTH OF CERRALVO DRIVE AND WEST OF RIVER BANK DRIVE

APPLICATION FC
R-1A (SINGLE FAMILY REDUCED AREA DISTRICT) T
P.U.D. FOR MULTI-FAMILY (APARTMENTS)

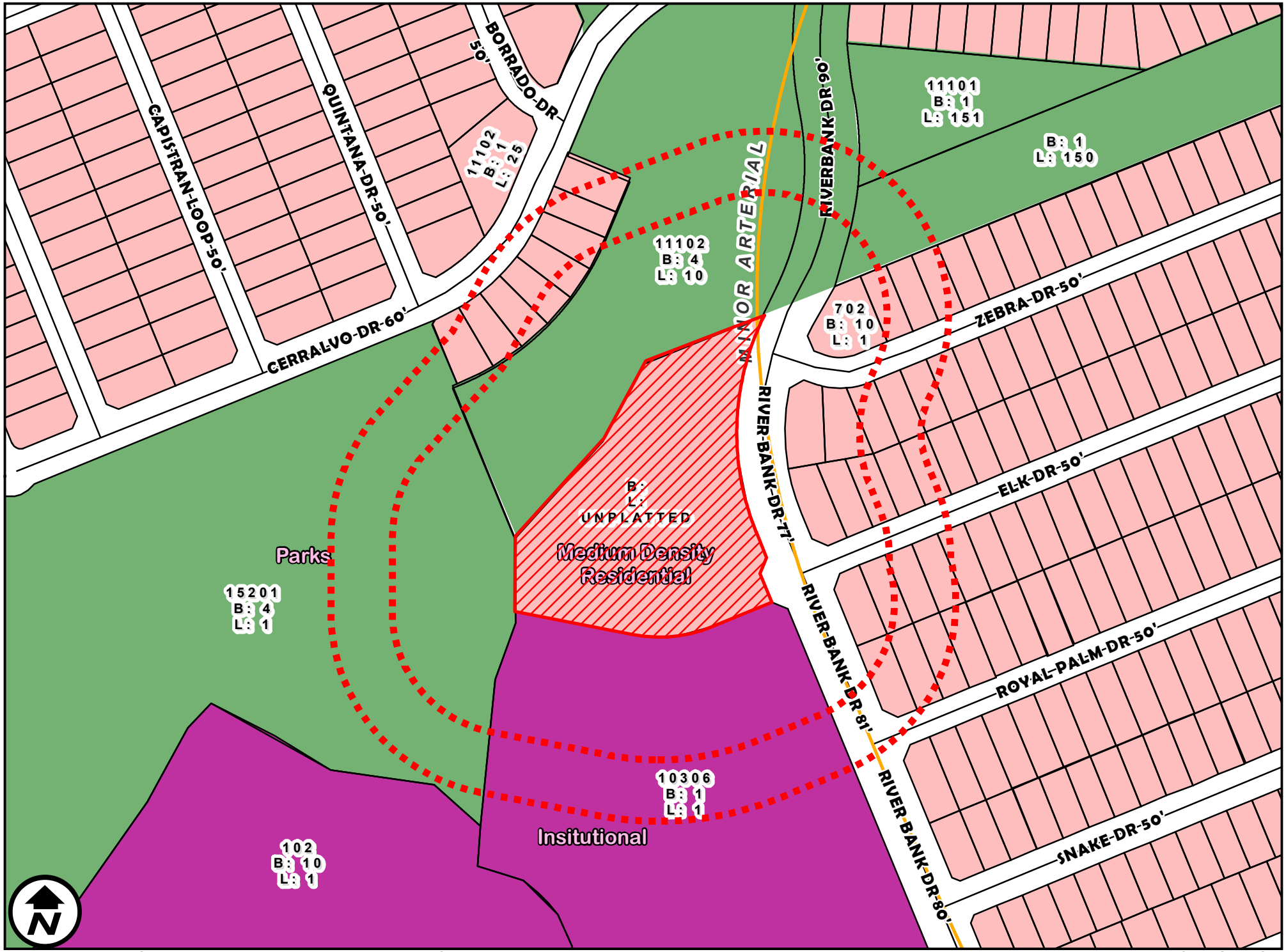


ZONING OVERVIEW

1 inch = 400 feet

ZC-056-2026
COUNCIL DISTRICT 7
SOUTH OF CERRALVO DRIVE AND WEST OF RIVER BANK DRIVE

APPLICATION FC
R-1A (SINGLE FAMILY REDUCED AREA DISTRICT) T
P.U.D. FOR MULTI-FAMILY (APARTMENTS)

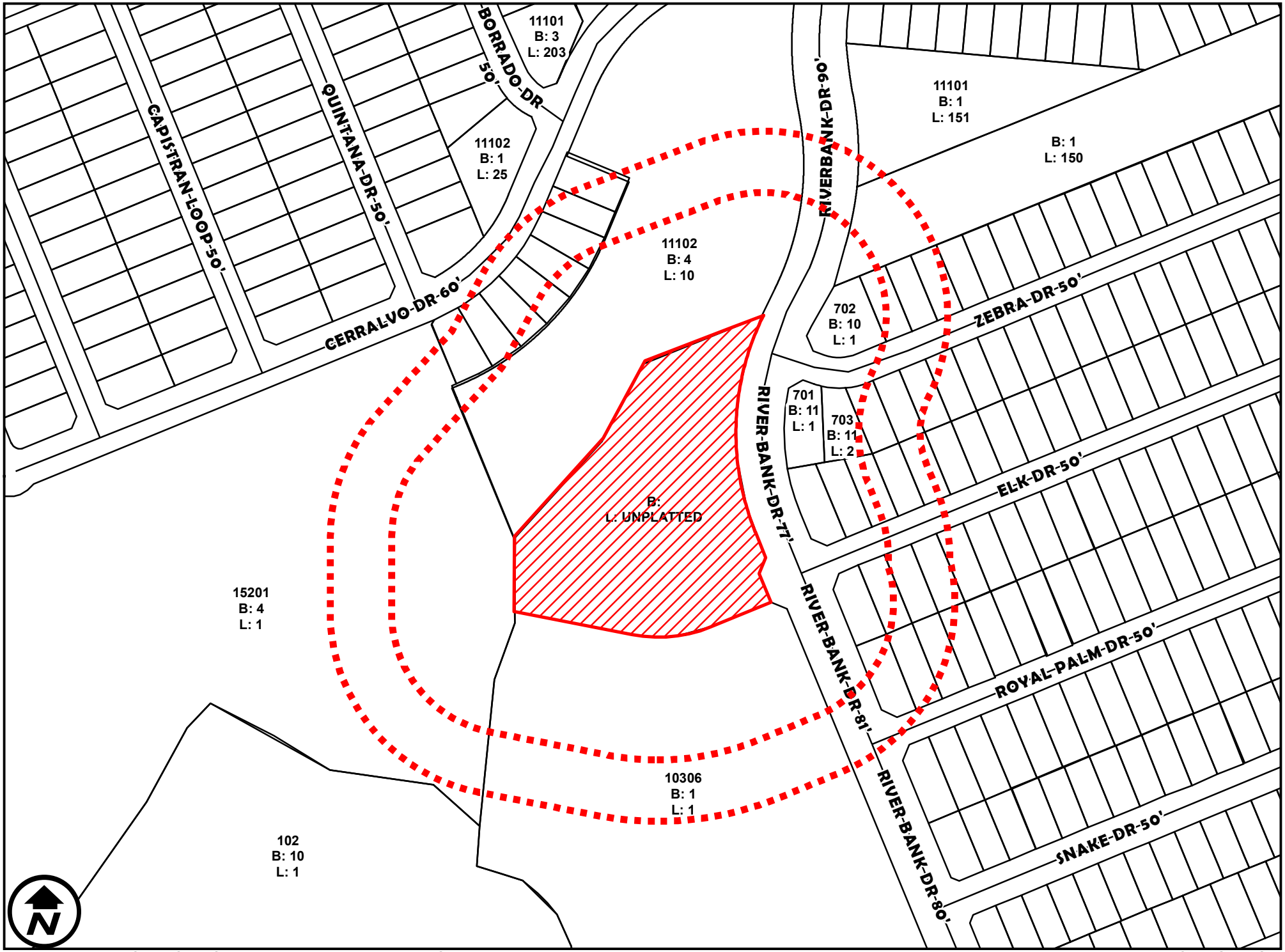


FUTURE LANDUSE

1 inch = 200 feet

ZC-056-2026
COUNCIL DISTRICT 7
SOUTH OF CERRALVO DRIVE AND WEST OF RIVER BANK DRIVE

APPLICATION FC
R-1A (SINGLE FAMILY REDUCED AREA DISTRICT) T
P.U.D. FOR MULTI-FAMILY (APARTMENTS)



200' AND 300' NOTIFICATION

1 inch = 200 feet

ZC-056-2026

COUNCIL DISTRICT 7

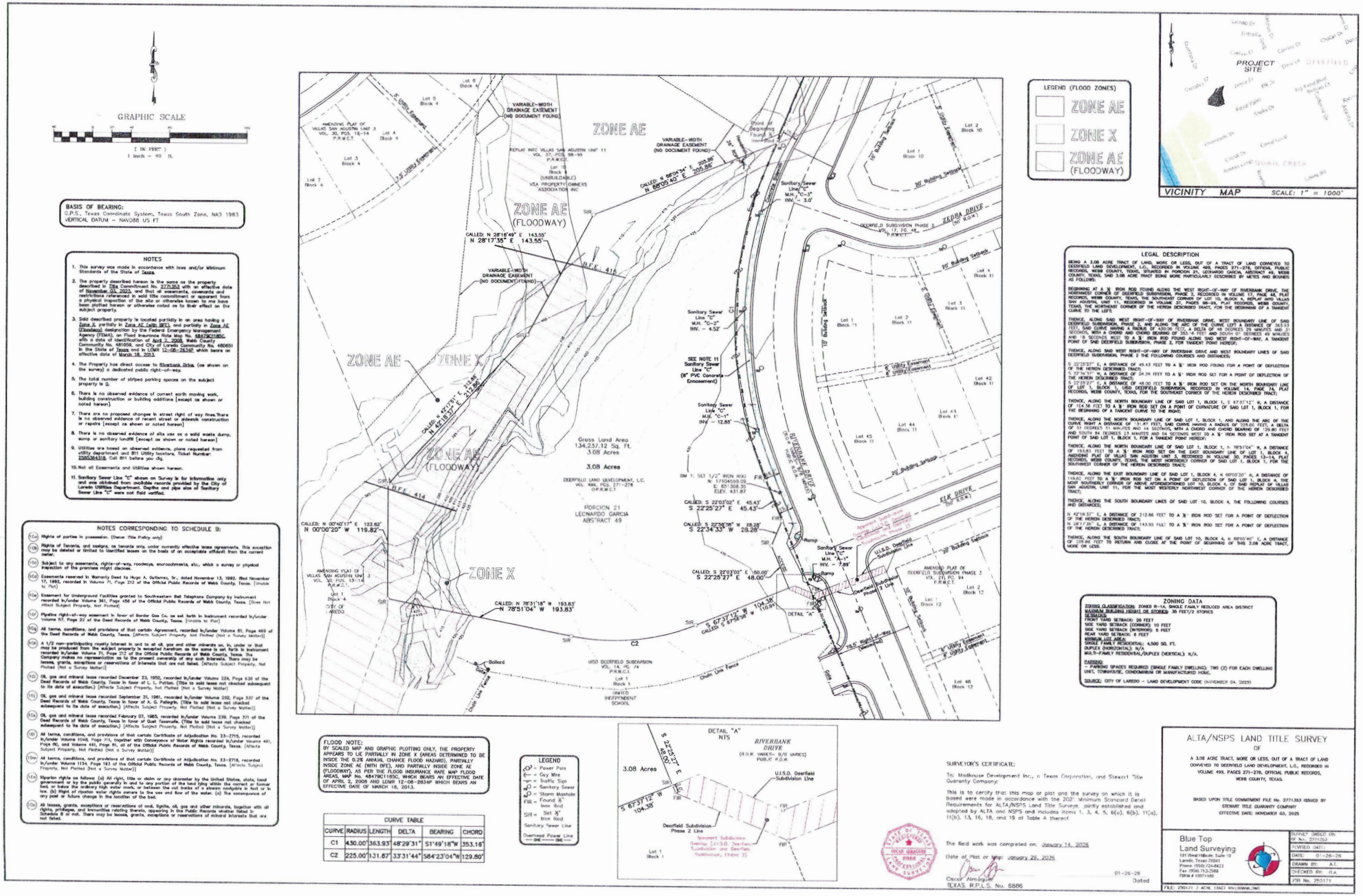
SOUTH OF CERRALVO DRIVE AND WEST OF RIVER BANK DRIVE

APPLICATION FO

R-1A (SINGLE FAMILY REDUCED AREA DISTRICT) T

P.U.D. FOR MULTI-FAMILY (APARTMENTS)

EXHIBIT A


GRAPHIC SCALE
1 inch = 40 ft.
BASIS OF BEARING:
G.P.S., Texas Coordinate System, Texas South Zone, NAD 1983
VERTICAL DATUM – NAVD88 US FT
NOTES
1. This survey was made in accordance with laws and/or Minimum Standards of the State of Texas.
2. The property described hereon is the same as the property described in Title Commitment No. 2771353 with an effective date of November 03, 2025, and that all easements, covenants and restrictions referenced in said title commitment or apparent from a physical inspection of the site or otherwise known to me have been plotted hereon or otherwise noted as to their effect on the subject property.
3. Said described property is located partially in an area having a Zone X, partially in Zone AE (with BFE), and partially in Zone AE (Floodway) designation by the Federal Emergency Management Agency (FEMA), on Flood Insurance Rate Map No. 48479C0185C, with a date of identification of April 2, 2008, Webb County Community No. 480106, and City of Laredo Community No. 480651 in the State of Texas and in LOMR 12-06-2634P which bears an effective date of March 18, 2013.
4. The Property has direct access to Riverbank Drive, (as shown on the survey) a dedicated public right-of-way.
5. The total number of striped parking spaces on the subject property is 0.
6. There is no observed evidence of current earth moving work, building construction or building additions (except as shown or noted hereon).
7. There are no proposed changes in street right of way lines.There is no observed evidence of recent street or sidewalk construction or repairs (except as shown or noted hereon).
8. There is no observed evidence of site use as a solid waste dump, sump or sanitary landfill (except as shown or noted hereon).
9. Utilities are based on observed evidence, plans requested from utility department and 811 Utility locators, Ticket Number: 250534318, Call 811 before you dig.
10. Not all Easements and Utilities shown hereon.
11. Sanitary Sewer Line "C" shown on Survey is for information only and was obtained from available records provided by the City of Laredo Utilities Department. Depths and pipe size of Sanitary Sewer Line "C" were not field verified.
NOTES CORRESPONDING TO SCHEDULE B:
(10a) Rights of parties in possession. (Owner Title Policy only)
(10b) Rights of Tenants, and assigns, as tenants only, under currently effective lease agreements. This exception may be deleted or limited to identified leases on the basis of an acceptable affidavit from the current owner.
(10c) Subject to any easements, rights-of-way, roadways, encroachments, etc., which a survey or physical inspection of the premises might disclose.
(10d) Easements reserved in Warranty Deed to Hugo A. Gutierrez, Sr., dated November 13, 1992, filed November 17, 1992, recorded in Volume 71, Page 212 of the Official Public Records of Webb County, Texas. (Unable to Plot)
(10e) Easement for Underground Facilities granted to Southwestern Bell Telephone Company by instrument recorded in/under Volume 361, Page 458 of the Official Public Records of Webb County, Texas. (Does Not Affect Subject Property, Not Plotted)
(10f) Pipeline right-of-way easement in favor of Border Gas Co. as set forth in instrument recorded in/under Volume 57, Page 212 of the Deed Records of Webb County, Texas. (Unable to Plot)
(10g) All terms, conditions, and provisions of that certain Agreement, recorded in/under Volume 81, Page 469 of the Deed Records of Webb County, Texas. [Affects Subject Property, Not Plotted (Not a Survey Matter)]
(10h) A 1/2 non-participating royalty interest in and to all oil, gas and other minerals on, in, under or that may be produced from the subject property is excepted hereform as the same is set forth in instrument recorded in/under Volume 71, Page 212 of the Official Public Records of Webb County, Texas. The Company makes no representation as to the present ownership of any such interests. There may be leases, grants, exceptions or reservations of interests that are not listed. [Affects Subject Property, Not Plotted (Not a Survey Matter)]
(10i) Oil, gas and mineral lease recorded December 23, 1952, recorded in/under Volume 224, Page 630 of the Deed Records of Webb County, Texas in favor of L. L. Patton. (Title to said lease not checked subsequent to the date of execution.) [Affects Subject Property, Not Plotted (Not a Survey Matter)]
(10j) Oil, gas and mineral lease recorded September 21, 1981, recorded in/under Volume 282, Page 537 of the Deed Records of Webb County, Texas in favor of A. G. Pellegrin. (Title to said lease not checked subsequent to the date of execution.) [Affects Subject Property, Not Plotted (Not a Survey Matter)]
(10k) Oil, gas and mineral lease recorded February 07, 1985, recorded in/under Volume 339, Page 371 of the Deed Records of Webb County, Texas in favor of Guet Tesemalis. (Title to said lease not checked subsequent to the date of execution.) [Affects Subject Property, Not Plotted (Not a Survey Matter)]
(10l) All terms, conditions, and provisions of that certain Certificate of Adjudication No. 23-2715, recorded in/under Volume 1048, Page 715, together with Conveyance of Water Rights recorded in/under Volume 491, Page 90, and Volume 491, Page 91, all of the Official Public Records of Webb County, Texas. [Affects Subject Property, Not Plotted (Not a Survey Matter)]
(10m) All terms, conditions, and provisions of that certain Certificate of Adjudication No. 23-2716, recorded in/under Volume 1134, Page 193 of the Official Public Records of Webb County, Texas. [Affects Subject Property, Not Plotted (Not a Survey Matter)]
(10n) Riparian rights as follows: (a) All right, title or claim or any character by the United States, state, local government or by the public generally in and to any portion of the land lying within the current or former bed, or below the ordinary high water mark, or between the cut banks of a stream navigable in fact or in law. (b) Right of riparian water rights owners to the use and flow of the water. (c) The consequence of any past or future change in the location of the bed.
(10o) All leases, grants, exceptions or reservations of coal, lignite, oil, gas and other minerals, together with all rights, privileges, and immunities relating thereto, appearing in the Public Records whether listed in Schedule B or not. There may be leases, grants, exceptions or reservations of mineral interests that are not listed.
FLOOD NOTE:
BY SCALED MAP AND GRAPHIC PLOTTING ONLY, THE PROPERTY APPEARS TO LIE PARTIALLY IN ZONE X (AREAS DETERMINED TO BE INSIDE THE 0.2% ANNUAL CHANCE FLOOD HAZARD), PARTIALLY INSIDE ZONE AE (WITH BFE), AND PARTIALLY INSIDE ZONE AE (FLOODWAY), AS PER THE FLOOD INSURANCE RATE MAP FLOOD AREAS, MAP No. 48479C0185C, WHICH BEARS AN EFFECTIVE DATE OF APRIL 2, 2008 AND LOMR 12-06-2634P WHICH BEARS AN EFFECTIVE DATE OF MARCH 18, 2013.
CURVE TABLE
CURVE | RADIUS | LENGTH | DELTA | BEARING | CHORD
C1 | 430.00' | 363.93' | 48°29'31" | S1°49'18"W | 353.16'
C2 | 225.00' | 131.67' | 33°31'44" | S84°23'04"W | 129.80'
LEGEND
= Power Pole
= Guy Wire
= Traffic Sign
= Sanitary Sewer
= Storm Manhole
FIR = Found ⅝" Iron Rod
SIR = Set ⅝" Iron Rod
Sanitary Sewer Line
Overhead Power Line
DETAIL "A"
NTS
RIVERBANK DRIVE
(R.O.W. VARIES– 8/8 VARIES)
PUBLIC R.O.W.
U.I.S.D. Deerfield Subdivision Line
3.08 Acres
Deerfield Subdivision Phase 2 Line
Lot 1 Block 1
ZONE AE
ZONE AE (FLOODWAY)
ZONE X
VARIABLE-WIDTH DRAINAGE EASEMENT (NO DOCUMENT FOUND)
Gross Land Area 134,237.12 Sq. Ft. 3.08 Acres
3.08 Acres
DEERFIELD LAND DEVELOPMENT, L.C. VOL. 499, PGS. 271-276 O.P.R.W.C.T.
PORCION 21 LEONARDO GARCIA ABSTRACT 49
BM 1: SET 1/2" IRON ROD N: 17104509.05 E: 651308.55 ELEV: 431.87
SEE NOTE 11 Sanitary Sewer Line "C" (8" PVC Concrete Encasement)
Sanitary Sewer Line "C" M.H. "C-1" INV. – 12.85'
Sanitary Sewer Line "C" M.H. "C-2" INV. – 4.52'
Sanitary Sewer Line "C" M.H. "C-3" INV. – 3.0'
Sanitary Sewer Line "C" M.H. "A-1" INV. – 7.89'
REPLAT INTO VILLAS SAN AGUSTIN UNIT 11 VOL. 37, PGS. 98-99 P.R.W.C.T.
AMENDING PLAT OF VILLAS SAN AGUSTIN UNIT 3 VOL. 30, PGS. 13-14 P.R.W.C.T.
AMENDED PLAT OF DEERFIELD SUBDIVISION PHASE 2 VOL. 21, PG. 94 P.R.W.C.T.
DEERFIELD SUBDIVISION PHASE 2 VOL. 12, PG. 48, P.R.W.C.T.
U.I.S.D. DEERFIELD SUBDIVISION VOL. 14, PG. 74 P.R.W.C.T.
Lot 1 Block 1 UNITED INDEPENDENT SCHOOL
Lot 1 Block 4 CITY OF LAREDO
Lot 1 Block 10 VSA PROPERTY OWNERS ASSOCIATION INC
Lot 10 Block 4 (UNBUILDABLE) VSA PROPERTY OWNERS ASSOCIATION INC
Lot 6 Block 4
Lot 5 Block 4
Lot 4 Block 4
Lot 3 Block 4
Lot 2 Block 4
Lot 1 Block 4
Lot 2 Block 10
Lot 1 Block 10
Lot 1 Block 11
Lot 2 Block 11
Lot 3 Block 11
Lot 4 Block 11
Lot 42 Block 11
Lot 43 Block 11
Lot 44 Block 11
Lot 45 Block 11
Lot 1 Block 12
Lot 2 Block 12
Lot 46 Block 12
Point of Beginning Found ½" iron rod
Point of Beginning Found ½" iron rod
CALLED: N 89°04'34" E 205.86'
N 89°05'40" E 205.86'
CALLED: N 28°16'49" E 143.55'
N 28°17'35" E 143.55'
CALLED: N 42°51'17" E 212.86'
N 42°51'17" E 212.86'
CALLED: N 00°40'17" E 122.62'
N 00°00'20" W 119.82'
CALLED: N 78°31'18" W 193.83'
N 78°51'04" W 193.83'
CALLED: S 22°03'02" E 45.43'
S 22°25'27" E 45.43'
CALLED: S 22°36'06" W 28.28'
S 22°34'33" W 28.28'
CALLED: S 22°03'02" E 50.00'
S 22°25'27" E 48.00'
CALLED: S 67°37'12" W 104.38'
S 67°37'12" W 104.38'
BFE: 415
BFE: 414
ZEBRA DRIVE (60' R.O.W.)
ELK DRIVE (60' R.O.W.)
RIVERBANK DRIVE (R.O.W. VARIES– 8/8 VARIES) PUBLIC R.O.W.
20' Building Setback
10' Building Setback
5' Utility Easement
7.5' Utility Easement
8' Utility Easement
7.5' Right-of-Way (Undedicated)
Ramp
Access
Gate
Chain Link Fence
Ballard
DETAIL "A"
LEGEND (FLOOD ZONES)
ZONE AE
ZONE X
ZONE AE (FLOODWAY)
PROJECT SITE
VICINITY MAP
SCALE: 1" = 1000'
LEGAL DESCRIPTION
BEING A 3.08 ACRE TRACT OF LAND, MORE OR LESS, OUT OF A TRACT OF LAND CONVEYED TO DEERFIELD LAND DEVELOPMENT, L.C., RECORDED IN VOLUME 499, PAGES 271-276, OFFICIAL PUBLIC RECORDS, WEBB COUNTY, TEXAS, SITUATED IN PORCION 21, LEONARDO GARCIA, ABSTRACT 49, WEBB COUNTY, TEXAS, SAID 3.08 ACRE TRACT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:
BEGINNING AT A ½" IRON ROD FOUND ALONG THE WEST RIGHT-OF-WAY OF RIVERBANK DRIVE, THE NORTHWEST CORNER OF DEERFIELD SUBDIVISION, PHASE 2, RECORDED IN VOLUME 12, PAGE 48, PLAT RECORDS, WEBB COUNTY, TEXAS, THE SOUTHEAST CORNER OF LOT 10, BLOCK 4, REPLAT INTO VILLAS SAN AGUSTIN UNIT 11, RECORDED IN VOLUME 37, PAGES 98-99, PLAT RECORDS, WEBB COUNTY, TEXAS, THE NORTHEAST CORNER OF THE HEREIN DESCRIBED TRACT, FOR THE BEGINNING OF A TANGENT CURVE TO THE LEFT;
THENCE, ALONG SAID WEST RIGHT-OF-WAY OF RIVERBANK DRIVE, WEST BOUNDARY LINE OF SAID DEERFIELD SUBDIVISION, PHASE 2, AND ALONG THE ARC OF THE CURVE LEFT A DISTANCE OF 363.93 FEET, SAID CURVE HAVING A RADIUS OF 430.00 FEET, A DELTA OF 48 DEGREES 29 MINUTES AND 31 SECONDS, WITH A CHORD AND CHORD BEARING OF S1°49'18"W AND SOUTH 01 DEGREES 49 MINUTES AND 18 SECONDS WEST TO A ½" IRON ROD FOUND ALONG SAID WEST RIGHT-OF-WAY, A TANGENT POINT OF SAID DEERFIELD SUBDIVISION, PHASE 2, FOR TANGENT POINT HEREOF;
THENCE, ALONG SAID WEST RIGHT-OF-WAY OF RIVERBANK DRIVE AND WEST BOUNDARY LINES OF SAID DEERFIELD SUBDIVISION, PHASE 2 THE FOLLOWING COURSES AND DISTANCES;
S 22°25'27" E A DISTANCE OF 45.43 FEET TO A ½" IRON ROD FOUND FOR A POINT OF DEFLECTION OF THE HEREIN DESCRIBED TRACT;
S 22°34'33" W A DISTANCE OF 28.28 FEET TO A ½" IRON ROD SET FOR A POINT OF DEFLECTION OF THE HEREIN DESCRIBED TRACT;
S 22°25'27" E A DISTANCE OF 48.00 FEET TO A ½" IRON ROD SET ON THE NORTH BOUNDARY LINE OF LOT 1, BLOCK 1, USD DEERFIELD SUBDIVISION, RECORDED IN VOLUME 14, PAGE 74, PLAT RECORDS, WEBB COUNTY, TEXAS, FOR THE SOUTHEAST CORNER OF THE HEREIN DESCRIBED TRACT;
THENCE, ALONG THE NORTH BOUNDARY LINE OF SAID LOT 1, BLOCK 1, S 67°37'12" W, A DISTANCE OF 104.38 FEET TO A ½" IRON ROD SET ON A POINT OF CURVATURE OF SAID LOT 1, BLOCK 1, FOR THE BEGINNING OF A TANGENT CURVE TO THE RIGHT;
THENCE, ALONG THE NORTH BOUNDARY LINE OF SAID LOT 1, BLOCK 1, AND ALONG THE ARC OF THE CURVE RIGHT A DISTANCE OF 131.67 FEET, SAID CURVE HAVING A RADIUS OF 225.00 FEET, A DELTA OF 33 DEGREES 51 MINUTES AND 44 SECONDS, WITH A CHORD AND CHORD BEARING OF S78°31'18"W AND SOUTH 84 DEGREES 23 MINUTES AND 04 SECONDS WEST TO A ½" IRON ROD SET AT A TANGENT POINT OF SAID LOT 1, BLOCK 1, FOR A TANGENT POINT HEREOF;
THENCE, ALONG THE NORTH BOUNDARY LINE OF SAID LOT 1, BLOCK 1, N 78°51'04" W, A DISTANCE OF 193.83 FEET TO A ½" IRON ROD SET ON THE EAST BOUNDARY LINE OF LOT 1, BLOCK 4, AMENDING PLAT OF VILLAS SAN AGUSTIN UNIT 3, RECORDED IN VOLUME 30, PAGES 13-14, PLAT RECORDS, WEBB COUNTY, TEXAS, THE MOST NORTHERLY CORNER OF SAID LOT 1, BLOCK 1, FOR THE SOUTHWEST CORNER OF THE HEREIN DESCRIBED TRACT;
THENCE, ALONG THE EAST BOUNDARY LINE OF SAID LOT 1, BLOCK 4, N 00°00'20" W, A DISTANCE OF 119.82 FEET TO A ½" IRON ROD SET ON A POINT OF DEFLECTION OF SAID LOT 1, BLOCK 4, THE MOST SOUTHERLY CORNER OF ABOVE AFOREMENTIONED LOT 10, BLOCK 4, OF SAID REPLAT OF VILLAS SAN AGUSTIN, UNIT 11, FOR THE MOST WESTERLY NORTHWEST CORNER OF THE HEREIN DESCRIBED TRACT;
THENCE, ALONG THE SOUTH BOUNDARY LINES OF SAID LOT 10, BLOCK 4, THE FOLLOWING COURSES AND DISTANCES;
N 42°18'37" E, A DISTANCE OF 212.86 FEET TO A ½" IRON ROD SET FOR A POINT OF DEFLECTION OF THE HEREIN DESCRIBED TRACT;
N 28°17'35" E, A DISTANCE OF 143.55 FEET TO A ½" IRON ROD SET FOR A POINT OF DEFLECTION OF THE HEREIN DESCRIBED TRACT;
THENCE, ALONG THE SOUTH BOUNDARY LINE OF SAID LOT 10, BLOCK 4, N 89°05'40" E, A DISTANCE OF 205.86 FEET TO RETURN AND CLOSE AT THE POINT OF BEGINNING OF THIS 3.08 ACRE TRACT, MORE OR LESS.
ZONING DATA
ZONING CLASSIFICATION: ZONED R-1A, SINGLE FAMILY REDUCED AREA DISTRICT
MAXIMUM BUILDING HEIGHT OF STORIES: 35 FEET/2 STORIES
PRIMARY:
FRONT YARD SETBACK: 20 FEET
SIDE YARD SETBACK (CORNER): 10 FEET
SIDE YARD SETBACK (INTERIOR): 5 FEET
REAR YARD SETBACK: 8 FEET
MINIMUM LOT SIZE:
SINGLE FAMILY RESIDENTIAL: 6,500 SQ. FT.
DUPLEX (HORIZONTAL): N/A
MULTI-FAMILY RESIDENTIAL/DUPLEX (VERTICAL): N/A
PARKING:
– PARKING SPACES REQUIRED (SINGLE FAMILY DWELLING): TWO (2) FOR EACH DWELLING UNIT, TOWNHOUSE, CONDOMINIUM OR MANUFACTURED HOME.
SOURCE: CITY OF LAREDO – LAND DEVELOPMENT CODE (NOVEMBER 04, 2025)
SURVEYOR'S CERTIFICATE:
To: Madhouse Development Inc., a Texas Corporation, and Stewart Title Guaranty Company:
This is to certify that this map or plat and the survey on which it is based were made in accordance with the 2021 Minimum Standard Detail Requirements for ALTA/NSPS Land Title Surveys, jointly established and adopted by ALTA and NSPS and includes items 1, 3, 4, 5, 6(a), 6(b), 11(a), 11(b), 13, 16, 18, and 19 of Table A thereof.
The field work was completed on: January 14, 2026
Date of Plat or Map: January 26, 2026
01-26-26
Dated
Cesar Almaguer
TEXAS R.P.L.S. No. 5886
ALTA/NSPS LAND TITLE SURVEY
OF
A 3.08 ACRE TRACT, MORE OR LESS, OUT OF A TRACT OF LAND CONVEYED TO DEERFIELD LAND DEVELOPMENT, L.C., RECORDED IN VOLUME 499, PAGES 271-276, OFFICIAL PUBLIC RECORDS, WEBB COUNTY, TEXAS
BASED UPON TITLE COMMITMENT FILE No. 2771353 ISSUED BY STEWART TITLE GUARANTY COMPANY
EFFECTIVE DATE: NOVEMBER 03, 2025
Blue Top Land Surveying
101 West Hillside, Suite 10
Laredo, Texas 78041
Phone (956) 724-8423
Fax (956) 753-2582
FIRM # 10071100
SURVEY ISSUED ON: 01-26-26
REVISED DATE:
DATE: 01-26-26
DRAWN BY: A.T.
CHECKED BY: C.A.
JOB No. 253171
FILE: 250171 3 ACRE TRACT MADHOUSE.DWG

Blue Top Land Surveying
101 W. Hillside, Suite 10
Laredo, Texas 78041
956-724-8423 712-2580 fax
FIRM#10071800

Field Notes
A 3.08 Acre Tract, more or less, out of a tract of land conveyed to Deerfield Land Development, L.C., situated in Porcion 21, Leonardo Garcia, Abstract 49, Webb County, Texas

Being a 3.08 acre tract of land, more or less, out of a tract of land conveyed to Deerfield Land Development, L.C., recorded in Volume 499, Pages 271-276, Official Public Records, Webb County, Texas, situated in Porcion 21, Leonardo Garcia, Abstract 49, Webb County, Texas, said 3.08 acre tract being more particularly described by metes and bounds as follows:

Beginning at a ½" iron rod found along the west Right-of-Way of Riverbank Drive, the northwest corner of Deerfield Subdivision, Phase 2, recorded in Volume 17, Page 48, Plat Records, Webb County, Texas, the southeast corner of Lot 10, Block 4, Replat into Villas San Agustin, Unit 11, recorded in Volume 37, Pages 98-99, Plat Records, Webb County, Texas, the northeast corner of the herein described tract, for the beginning of a tangent curve to the left;

Thence, along said west Right-of-Way of Riverbank Drive, west boundary line of said Deerfield Subdivision, Phase 2, and along the arc of the curve left a distance of ***363.93 feet***, said curve having a radius of ***430.00 feet***, a delta of ***48 degrees 29 minutes and 31 seconds***, with a chord and chord bearing of ***353.16 feet*** and ***South 01 degrees 49 minutes and 18 seconds West*** to a ***½" iron rod*** found along said west Right-of-Way, a tangent point of said Deerfield Subdivision, Phase 2, for tangent point hereof;

Thence, along said west Right-of-Way of Riverbank Drive and west boundary lines of said Deerfield Subdivision, Phase 2 the following courses and distances;

S 22°25'27" E, a distance of ***45.43 feet*** to a ***½" iron rod*** found for a point of deflection of the herein described tract;
S 22°34'33" W, a distance of ***28.28 feet*** to a ***½" iron rod*** set for a point of deflection of the herein described tract;
S 22°25'27" E, a distance of ***48.00 feet*** to a ***½" iron rod*** set on the north boundary line of Lot 1, Block 1, UISD Deerfield Subdivision, recorded in Volume 14, Page 74, Plat Records, Webb County, Texas, for the southeast corner of the herein described tract;

Thence, along the north boundary line of said Lot 1, Block 1, ***S 67°37'12" W***, a distance of ***104.38 feet*** to a ***½" iron rod*** set on a point of curvature of said Lot 1, Block 1, for the beginning of a tangent curve to the right;

Thence, along the north boundary line of said Lot 1, Block 1, and along the arc of the curve right a distance of ***131.67 feet***, said curve having a radius of ***225.00 feet***, a delta of ***33 degrees 31 minutes and 44 seconds***, with a chord and chord bearing of ***129.80 feet*** and ***South 84 degrees 23 minutes and 04 seconds West*** to a ***½" iron rod*** set at a tangent point of said Lot 1, Block 1, for a tangent point hereof;

Thence, along the north boundary line of said Lot 1, Block 1, N ***78°51'04" W***, a distance of ***193.83 feet*** to a ***½" iron rod*** set on the east boundary line of Lot 1, Block 4, Amending Plat of Villas San Agustin Unit 3, recorded in Volume 30, Pages 13-14, Plat Records, Webb County, Texas, the most northerly corner of said Lot 1, Block 1, for the southwest corner of the herein described tract;

Thence, along the east boundary line of said Lot 1, Block 4, N ***00°00'20" W***, a distance of ***119.82 feet*** to a ***½" iron rod*** set on a point of deflection of said Lot 1, Block 4, the most southerly corner of above aforementioned Lot 10, Block 4, of said Replat of Villas San Agustin, Unit 11, for the most westerly northwest corner of the herein described tract;

Thence, along the south boundary lines of said Lot 10, Block 4, the following courses and distances;

N 42°18'37" E, a distance of ***212.86 feet*** to a ***½" iron rod*** set for a point of deflection of the herein described tract;
N 28°17'35" E, a distance of ***143.55 feet*** to a ***½" iron rod*** set for a point of deflection of the herein described tract;

File No. 250171

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101 W. Hillside, Suite 10
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956-724-8423 712-2580 fax
FIRM#10071800

Field Notes
A 3.08 Acre Tract, more or less, out of a tract of land conveyed to Deerfield Land Development, L.C., situated in Porcion 21, Leonardo Garcia, Abstract 49, Webb County, Texas
(continued)

Thence, along the south boundary line of said Lot 10, Block 4, ***N 68°05'40" E***, a distance of ***205.86 feet*** to return and close at the **POINT OF BEGINNING** of this 3.08 acre tract, more or less.

Basis of Bearings:
G.P.S., Texas State Plane Coordinate System,
Texas South Zone 4204, NAD83
Vertical Datum – NAVD88 US FT.

STATE OF TEXAS
REGISTERED
OSCAR ALMAGUER
6886
PROFESSIONAL
LAND SURVEYOR

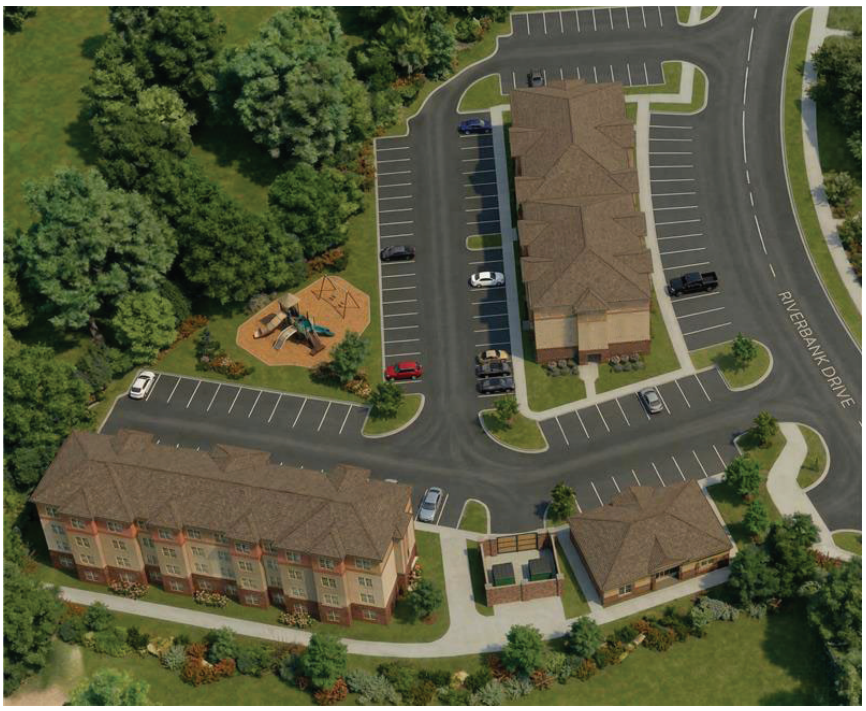
State of Texas:
County of Webb:

I, **Oscar Almaguer**, a Registered Professional Land Surveyor in the State of Texas, do hereby state that the above captioned "Field Notes" and attached "Drawing" was prepared from an actual survey performed on the ground under my supervision.

R.P.L.S. No. 6886 – Texas

02-12-26
Current Date

THE ENCLAVE AT RIVERBANK



The Enclave at Riverbank – Preliminary Renderings

DEVELOPMENT NARRATIVE

The Enclave at Riverbank is a proposed 72-unit, high-quality affordable senior apartment building located on the NWC of Riverbank Dr. & Elk Dr., Laredo, TX 78045, with easy access to shopping centers, recreational activities, and employment areas.

Strong and Capable Sponsorship:

Established in 1999, Madhouse Development has a proven track record of collaborating with the nation's largest financial institutions and employing complex financing methods to develop over 50 multifamily properties, totaling more than 5,400 units. With nearly 25 years of continuous success, Madhouse has become a well-respected name in the multifamily housing industry, demonstrating expertise in finance, development, construction, and asset management of both affordable and market-rate rental housing. The company's deep industry knowledge and market foresight drive its commitment to delivering high-quality, sustainable housing solutions.

As a leader in green building, Madhouse is dedicated to creating environmentally, economically, and socially sustainable communities. From project inception, the company integrates innovative, socially conscious designs and green building technologies to enhance energy and water efficiency and minimize environmental impact. By focusing on sustainable practices, Madhouse aims to develop well-rounded communities that offer a range of social, health, and environmental benefits.

THE ENCLAVE AT RIVERBANK

The Development:

The Enclave at Riverbank site is 3.08 acres and when completed will be comprised of 72 apartment units. The project will be marketed to residents seeking safe, welcoming, and family-oriented communities.

The building will feature approximately 24 one-bedroom/one-bathroom units of 655 sq. ft and 48 two-bedroom/two-bathroom units of 906 sq. ft. Monthly rents are projected to range from $368 to $815 for one-bedroom units and $433 to $969 for two-bedroom units. The apartments will be constructed using Type V wood-frame construction on post-tension slabs, with exterior walls featuring a combination of brick and Hardi plank sliding.

The development will feature a stand-alone clubhouse and leasing center designed to serve as a welcoming community hub, including a business center with complimentary computer and internet access, as well as a kitchen available for residents and staff. Additional amenities will include a multi-purpose activity room, perimeter fencing, and controlled access entry gates.



Every apartment will exceed the industry standard and incorporate Energy-Star rated appliances including a frost-free refrigerator with icemaker, a self-cleaning oven, a dishwasher, and garbage disposal. All apartments will have faux-wood vinyl plank flooring, laminated countertops, individual HVAC systems, walk in closets with built-in shelving, and energy-efficient ceiling fans in the living and bedroom areas. The living room and each bedroom will also include cable, phone, and internet connections.

The tenants will be provided a utility allowance to assist in utility expenses but will be responsible for paying their own electricity; however, the use of energy efficient appliances and an emphasis on sustainable construction will greatly reduce their out-of-pocket expenses.

Zoning Change Request:

A zoning change application and a PUD application (ZC-056-2026 and ZC-037-2026) has been submitted to the City of Laredo. The subject property is currently zoned R1-A, which permits only single-family

residential uses and does not allow for the proposed multifamily development. To accommodate the planned use, the Applicant is requesting rezoning to R-2 Multifamily.

In addition, the Applicant is requesting approval of a Planned Unit Development (PUD) overlay to allow for thoughtfully tailored development standards that respond to the unique characteristics of the site. The PUD designation will provide flexibility for items such as parking requirements, helping address site-specific constraints including limited developable area and overall site efficiency. The requested zoning modifications will support a cohesive and well-designed site plan that accommodates the proposed density while maintaining functionality and compliance with applicable development standards. Currently, the site plan proposes 111 parking spaces for 72 one- and two-bedroom units. Although less than the required parking under city code, this level of parking is consistent with actual demand expectations for comparable affordable housing developments and ensures that parking is adequately provided without overbuilding impervious surface or compromising the affordability and feasibility of the project. Given nearby amenities and the proximity to bus stops, we believe this supply is appropriate and sufficient given the project's unit mix.

Unfortunately, alternative approaches such as pursuing a Letter of Map Revision (LOMR) or other FEMA-related map amendments are not viable solutions given the project's development timeline and financing constraints. These processes are inherently lengthy, often extending well beyond the critical funding and construction schedules required for affordable housing programs, and any delay would jeopardize the project's ability to meet key application and closing deadlines.



Similarly, structured parking solutions such as podium parking, while sometimes used in higher-cost markets, would significantly increase construction costs to a level that is not feasible for an affordable housing development. The added expense per unit would directly undermine the project's financial viability and its ability to serve the intended income-restricted population. For these reasons, the requested PUD overlay and associated flexibility are essential to allow the project to proceed in a manner that is both economically viable and consistent with the community's urgent need for affordable housing.

Affordable housing remains critically important to the continued growth and stability of the city of Laredo, where many working families, seniors, and essential members of the workforce face increasing challenges in finding quality housing at attainable rents. Developments such as the proposed community provide long-term benefits to the city by expanding housing options, supporting economic development, and creating stable environments for residents to live, work, and contribute to the local community.

THE ENCLAVE AT RIVERBANK

Site-specific constraints, including limited developable area and unique layout considerations, should not prevent the delivery of much-needed housing opportunities, particularly when thoughtful design solutions can achieve the same overall functionality and compatibility with surrounding development. The requested PUD overlay and associated variances will allow the site to be developed in an efficient and cohesive manner while still maintaining high-quality standards for residents. Moreover, Laredo is already in the process of amending its development code to reduce parking requirements in recognition of evolving development patterns and the need for greater flexibility in addressing housing demand. The modifications requested are therefore consistent with the City's broader planning objectives and represent a practical approach to advancing affordable housing opportunities within the community.

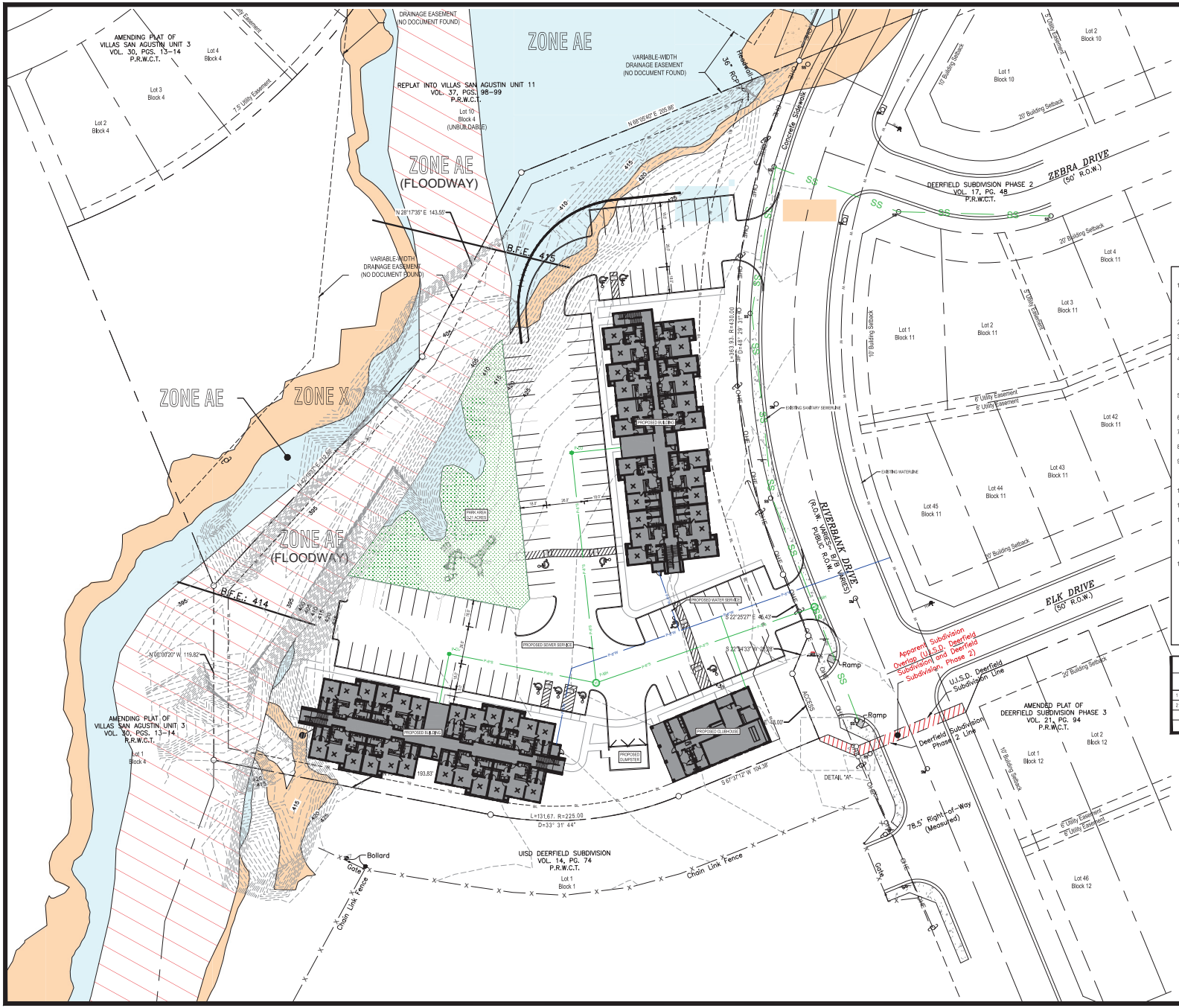
Anticipated Project Schedule:

- TDHCA Board Consideration: July 2026
- Project Design Completion: October 2026
- Financing Closing: March 30, 2027
- Construction Start: April 1, 2027
- Construction Completion: July 2028
- Project Completion: July 2028

The Development Team:

The development team members are listed below (resumes available upon request). This team has extensive experience in working together and developing quality multifamily apartments throughout Texas:

- Owner/Partner: NeighborWorks Laredo
- Developer: Crimson Bulldog Development, Inc.
- Contractor: To Be Determined
- Management Entity: To Be Determined
- Architect: Don Smith, Northfield Design Associates, Inc.
- Landscape Architect: Jason Noble, Oro Design Group
- Interior Designer: Joy Flores, Plunkett Raysich Architects
- Civil Engineer: Craig Carney, Carney Engineering Company, PLLC
- MEP Engineer: Heath Steele, Worth Engineering
- Structural Engineer: Bradly Montgomery, TDI Engineering, LLC
- Environmental: Mitchell T. Young, Aspen Environmental, Inc
- Project Accountant: Trenton Kleist, Baker Tilly Virchow Krause, LLP
- Project Attorney: Cynthia Bast, Baker & Hostetler LLP



811 Know what's below. Call before you dig.

GRAPHIC SCALE
1 inch = 30 ft.

CAUTION - NOTICE TO CONTRACTOR

THE CONTRACTOR IS PUT ON NOTICE THAT THERE MAY BE NUMEROUS UNDERGROUND UTILITIES IN THE LINE OF WORK, SUCH AS WATER, SEWER, GAS, PIPELINE, TELEPHONE AND ELECTRIC. SOME MAY BE ABANDONED WHILE MANY ARE ACTIVE. EXISTING UTILITIES SHOWN ON THE PLANS REPRESENT A DILIGENT EFFORT TO SHOW THEIR APPROXIMATE LOCATION.

THE CONTRACTOR SHALL EXERCISE EXTREME CAUTION WHEN CONDUCTING EXCAVATION OPERATIONS. DAMAGES SHALL BE REPAIRED IMMEDIATELY AT CONTRACTOR'S EXPENSE.

THE CONTRACTOR MUST CONTACT THE APPROPRIATE UTILITY COMPANY AT LEAST 72 HOURS BEFORE ANY EXCAVATION TO REQUEST FIELD LOCATION OF UTILITIES.

THE CONTRACTOR IS SPECIFICALLY CAUTIONED THAT THE LOCATION AND/OR ELEVATION OF EXISTING UTILITIES AS SHOWN ON THESE PLANS IS BASED ON RECORDS OF THE VARIOUS UTILITY COMPANIES, AND WHERE POSSIBLE, MEASUREMENTS TAKEN IN THE FIELD. THE INFORMATION IS NOT TO BE RELIED ON AS BEING EXACT OR COMPLETE. THE CONTRACTOR MUST CALL THE APPROPRIATE UTILITY COMPANIES AT LEAST 72 HOURS BEFORE ANY EXCAVATION TO REQUEST EXACT FIELD LOCATION OF UTILITIES. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO RELOCATE UTILITIES WHICH CONFLICT WITH THE PROPOSED IMPROVEMENT SHOWN ON THE PLANS.

NOTES

1. THE ENGINEER HAS RESEARCHED CODES, ORDINANCES, AND OTHER DEVELOPMENTAL REQUIREMENTS OF LOCAL GOVERNMENT, INCLUDING FIRE, WITH JURISDICTION OVER THE SITE, AND VERIFIES THAT THE SITE PLAN CONFORMS TO ALL APPLICABLE ZONING, SITE DEVELOPMENT, AND BUILDING CODED ORDINANCES.
2. A VARIANCE FOR PARKING HAS BEEN REQUESTED FROM THE CITY OF LAREDO.
3. DIMENSIONS ARE TO BACK OF CURB. RADII ARE TO BACK OF CURB, OR CENTER OF STRIPING UNLESS NOTED OTHERWISE.
4. CONTRACTOR SHALL REFER TO ARCHITECTURAL PLANS FOR EXACT LOCATIONS AND DIMENSIONS OF BUILDING EXIT PORCHES, RAMPS, SIDEWALKS, DOWN SPOUTS AND OTHER APPURTENANCES WHICH ARE CONNECTED TO THE BUILDING. PRECISE BUILDING DIMENSIONS, AND EXACT BUILDING UTILITY LOCATIONS.
5. CONTRACTOR SHALL REFER TO ELECTRICAL PLANS FOR TYPES OF LIGHT FIXTURES AND CONDUIT ROUTING.
6. ALL FACE OF CURB RADIUSES NOT NOTED SHALL BE 3.0' RADIUS.
7. CONTRACTOR SHALL PROVIDE FIRE LANE STRIPING AS PER GOVERNING ENTITY.
8. TOPOGRAPHIC INFORMATION WAS OBTAINED FROM BLUE TOP LAND SURVEYING.
9. THE MINIMUM HORIZONTAL SEPARATION BETWEEN PARALLEL WATER AND SEWER LINES IS NINE (9) FEET, OR MINIMUM VERTICAL SEPARATION BETWEEN CROSSING WATER AND SEWER LINES IS EIGHTEEN (18) INCHES.
10. STORM WATER DETENTION IS NOT ANTICIPATED FOR THIS DEVELOPMENT.
11. RETAINING WALLS ARE ANTICIPATED FOR THIS SITE.
12. ACCESSIBLE ROUTES SHALL BE PROVIDED IN COMPLIANCE AND IN ACCORDANCE TO THE FAIR HOUSING DESIGN MANUAL.
13. SUBJECT PROPERTY DOES APPEAR TO BE SITUATED WITHIN THE 100-YR FLOODPLAIN (ZONE AE), PANEL 48479C1185C DATED 04/02/2008.
14. SETBACKS:
    FRONT - 25'
    SIDE - 10'
    REAR YARD - 10'

PARKING REQUIREMENT CHART

	UNITS	PARKING CALCULATION	PARKING REQUIRED	PARKING PROVIDED
1 BEDROOM	24	1.5 SPACES PER UNIT	36	
2 BEDROOM	48	2 SPACES PER UNIT	96	
GUEST		1 SPACE PER 4 UNITS	18	
		TOTAL	150	111*

*PARKING VARIANCE REQUESTED FROM CITY OF LAREDO

THE ENCLAVE AT RIVERBANK
RIVERBANK DRIVE
LAREDO, TEXAS 78045

PRELIMINARY SITE PLAN

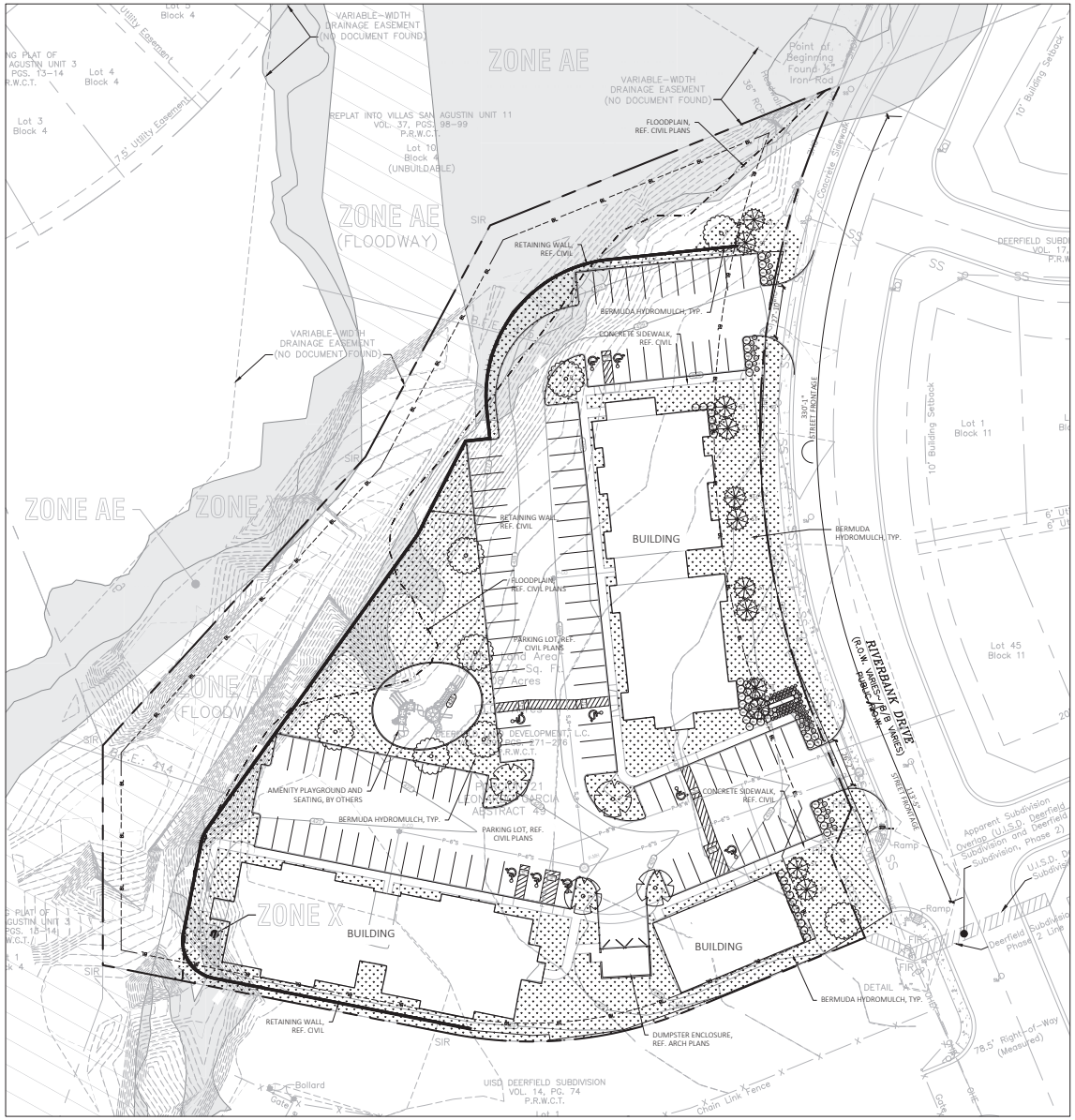
CARNEY ENGINEERING, PLLC.
5465 LEGACY DRIVE, SUITE 650
Plano, Texas 75024
PH (469) 443-0861
FAX (469) 443-0863

T. CRAIG CARNEY 55714 REGISTERED PROFESSIONAL ENGINEER 02/23/2026

TBPE FIRM REGISTRATION NO. F-5933

DRAWN BY:	TCP
CHECKED BY:	JAH
START DATE:	02/23/2026
SCALE:	SEE PLAN
PROJECT NO.:	2065-262

SHEET
C1.0



PLANT LEGEND

Qty	Symbol	Scientific Name	Common Name	Size	Comments
	Street/Canopy Trees				
8		*Quercus muhlenbergii*	Chinquapin Oak	2" Cal.	Container grown, 10' ht., 4' spread min., 4' clear trunk
4		*Quercus buckleyi*	Texas Red Oak	2" Cal.	Container grown, 10' ht., 4' spread min., 4' clear trunk
	Street/Canopy Trees				
12		*Chilopsis linearis*	Desert Willow	2" Cal.	Container grown, 7' ht., 4' spread min.
	Shrubs				
29	SG	*Salvia greggii*	Autumn Sage	1 Gal.	30" o.c. spacing, 12" ht x 12" spread
11	Y	*Yucca recurvifolia*	Soft Leaf Yucca	5 Gal.	36" o.c. spacing, 16" ht x 12" spread
24	LF	*Leucophyllum frutescens*	Texas Sage	5 Gal.	48" o.c. Spacing, 24" ht x 18" spread
	Ornamental Grasses				
32	ML	*Muhlenbergia lindheimeri*	Lindheimer Muhly Grass	3 Gal.	48" o.c. Spacing, 16" ht x 16" spread
66	N	*Nassella tenuissima*	Mexican Feathergrass	1 Gal.	24" o.c. spacing, 10" ht x 8" spread
	Sod and Hydromulch				
35,500 sf		*Cynodon dactylon*	Common Bermuda	Hydromulch Seed, see plans	Install between April 15th and Sep 15th

NOTES:
1. CONTRACTOR IS RESPONSIBLE FOR VERIFYING ALL PLANTING QUANTITIES; ANY QUANTITIES PROVIDED IN THE PLANT SCHEDULE ARE FOR COURTESY ONLY.
2. CONTRACTOR IS RESPONSIBLE TO REVEGETATE ANY GRADE DISTURBED BY CONSTRUCTION ACTIVITIES WITHIN AND OUTSIDE OF THE LIMIT OF CONSTRUCTION
3. PERMANENT IRRIGATION SHALL BE PROVIDED ON ALL TREES AND SHRUBS

LANDSCAPE CALCULATIONS

STREET TREE REQUIREMENTS:

1. T = X/30 where the property to be platted lies adjacent to only one side of a public street or thoroughfare. X shall represent the length of the public street or thoroughfare measured in linear feet at the centerline of the street and adjacent to the property.

   Riverbank Dr.: 443 lf (minus 53 lf of driveway throat = 389 lf)
   (389 l.f. / 12.9 = 13 trees)

   Required: 13 — Provided: 13

PARKING LOT LANDSCAPE REQUIREMENTS:

1. New surface parking lots with more than fifteen (15) parking spaces shall require one (1) eligible tree for every ten (10) parking spaces or fraction thereof. The trees shall be located within and/or on the perimeter of the parking lot.

   Number of New Spaces: 111
   (111 / 10 = 11 trees)

   Required: 11 — Provided: 11

811 THE LOCATION OF EXISTING UNDERGROUND UTILITIES ARE SHOWN IN AN APPROXIMATE WAY ONLY. THE CONTRACTOR SHALL DETERMINE THE EXACT LOCATION OF ALL EXISTING UTILITIES BEFORE COMMENCING WORK. HE AGREES TO BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES WHICH MIGHT BE OCCASIONED BY HIS FAILURE TO EXACTLY LOCATE AND PRESERVE ANY AND ALL UNDERGROUND UTILITIES.

LEGEND:
ST - STREET TREE
P - PARKING TREE

0 15 30 60 90
SCALE: 1"=30'-0"

ORO
3001 S Lamar Blvd, Suite 222
Austin, Texas 78704
812.552.9114 | 512.765.0314

REGISTERED LANDSCAPE ARCHITECT — LANDEN J. HOWELL — 2219 — STATE OF TEXAS
05/21/2026

THE ENCLAVE AT RIVERBANK

Riverbank Drive
Laredo, Texas 78045

DRAWINGS ISSUED FOR:
SITE DEVELOPMENT PERMIT

DATE ISSUED
MAY 21, 2026

REVIEWED BY:
Jason Nobbe | Alex Howell

ORO PROJECT NUMBER:
26027

NUMBER | DRAWING REVISIONS | DATE

LANDSCAPE PLAN & CALCULATIONS

L1

UNIT MATRIX

UNIT A	ONE BEDROOM/ONE BATH	655 SQ. FT.
UNIT A-HC	ONE BEDROOM/ONE BATH	655 SQ. FT.
UNIT B	TWO BEDROOM/TWO BATH	906 SQ. FT.
UNIT B-HC	TWO BEDROOM/TWO BATH	906 SQ. FT.

BUILDING MATRIX

TYPE 1	22 A, 2 A-HC, AND 16 B UNITS
TYPE 2	30 B AND 2 B-HC UNITS

BUILDING COMMON AREAS

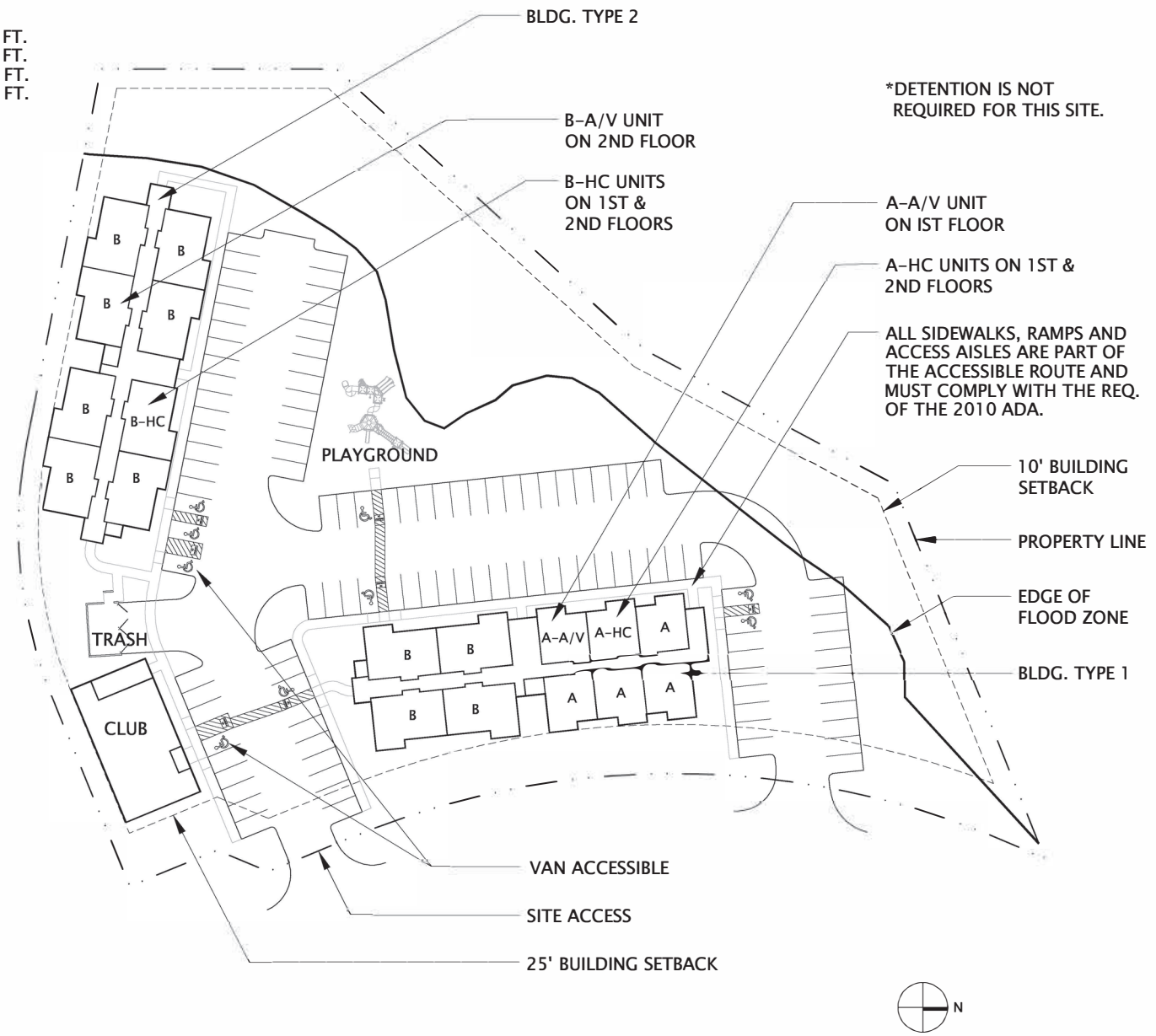
CLUBHOUSE	2,997 SQ. FT.
LOBBY	148 SQ. FT.
MULTI-USE	1,008 SQ. FT.
OFFICE	170 SQ. FT.
BUSINESS CENTER	38 SQ. FT.
LAUNDRY	227 SQ. FT.
FITNESS CENTER	405 SQ. FT.
MEN'S ROOM	151 SQ. FT.
WOMEN'S ROOM	149 SQ. FT.
CORRIDOR	98 SQ. FT.
PORCHES	392 SQ. FT.
AUXILIARY SPACES	211 SQ. FT.
CORRIDORS	9,403 SQ. FT.
STAIRS	3,700 SQ. FT.
ELEVATORS	672 SQ. FT.
FIRE RISERS	110 SQ. FT.
STORAGE CLOSETS	243 SQ. FT.
MECH. CLOSETS	736 SQ. FT.
MECH. CHASES	216 SQ. FT.
BRICK LEDGES	246 SQ. FT.
AIR GAPS	234 SQ. FT.

PARKING CALCULATIONS PER CITY OF LAREDO

24 1/1 UNITS @1.5 SPACES PER UNIT	36
48 2/2 UNITS @2 SPACES PER UNIT	96
GUEST PARKING (1 PER 4 UNITS)	18
	150
PARKING PROVIDED	111*

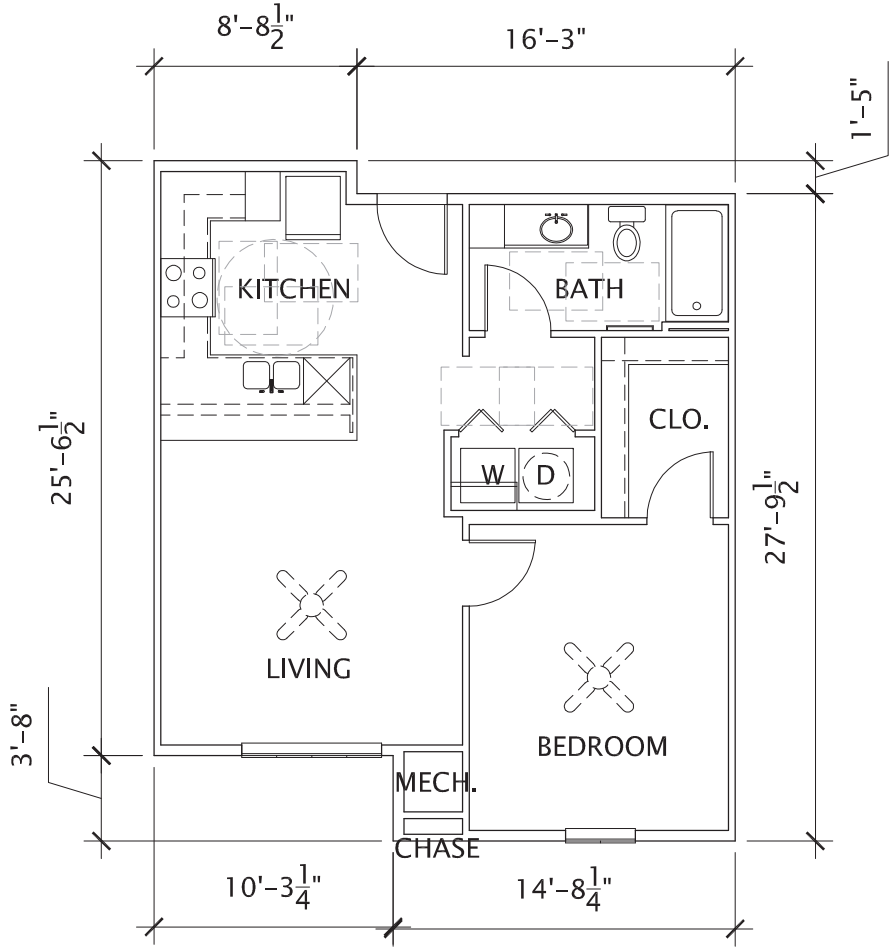
*NOTE: VARIANCE IS BEING REQUESTED FROM THE CITY OF LAREDO.

TOTAL HC PARKING REQUIRED:	9
TOTAL HC PARKING PROVIDED:	9
VAN ACCESSIBLE SPACES PROVIDED:	2

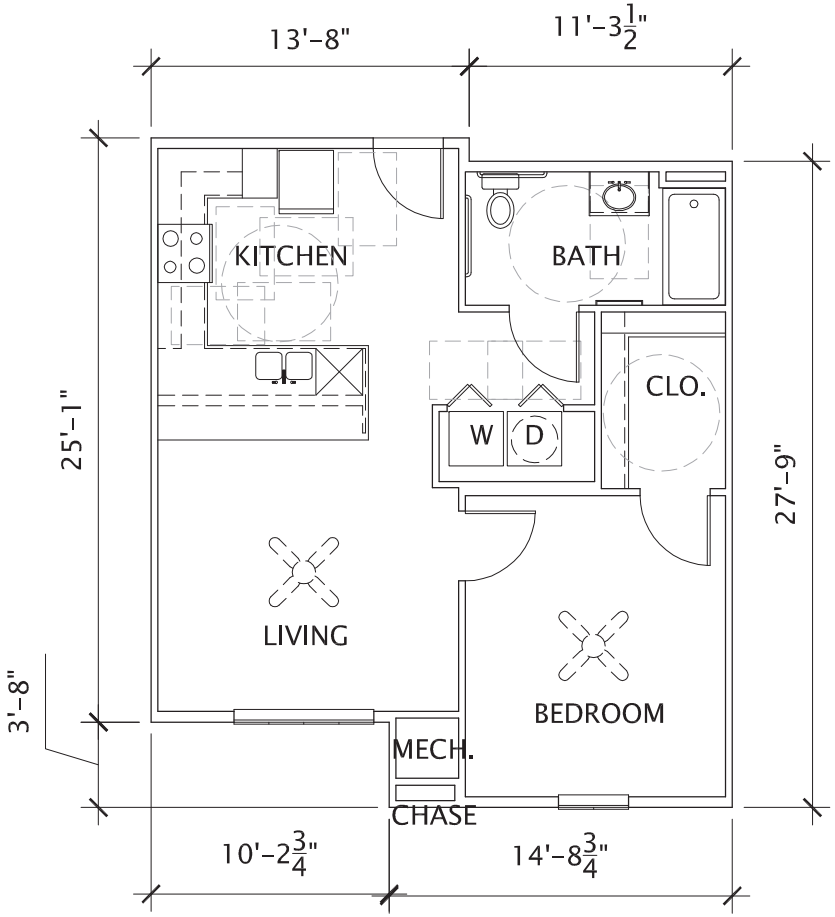


*DETENTION IS NOT REQUIRED FOR THIS SITE.

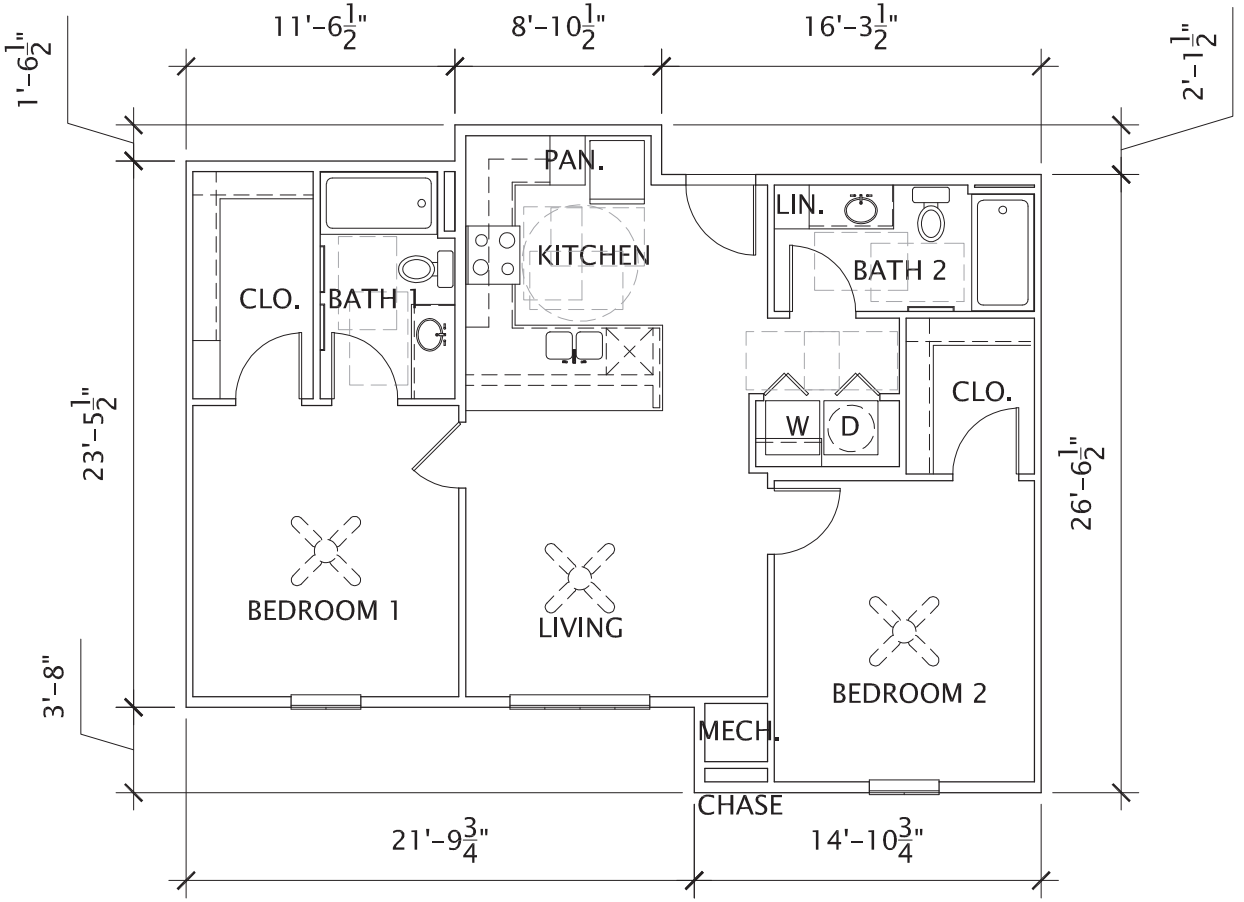
NDA	THE ENCLAVE AT RIVERBANK	02/26
E1	SITE PLAN - 3.08 ACRES	SCALE: 1" = 80'



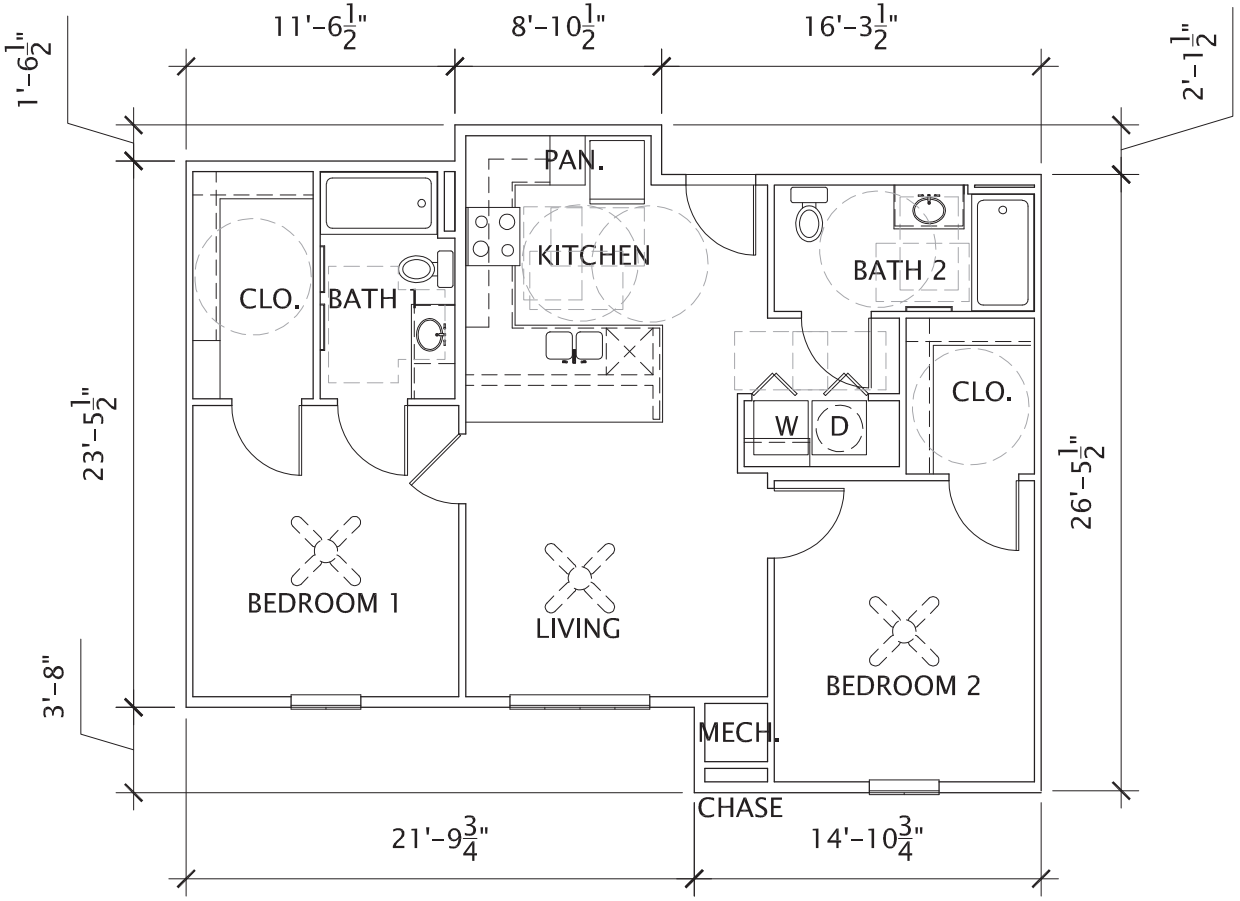
NDA	THE ENCLAVE AT RIVERBANK	02/26
E2	PLAN A – ONE BEDROOM/ONE BATH 655 SQ. FT	SCALE: 1/8"=1'-0"



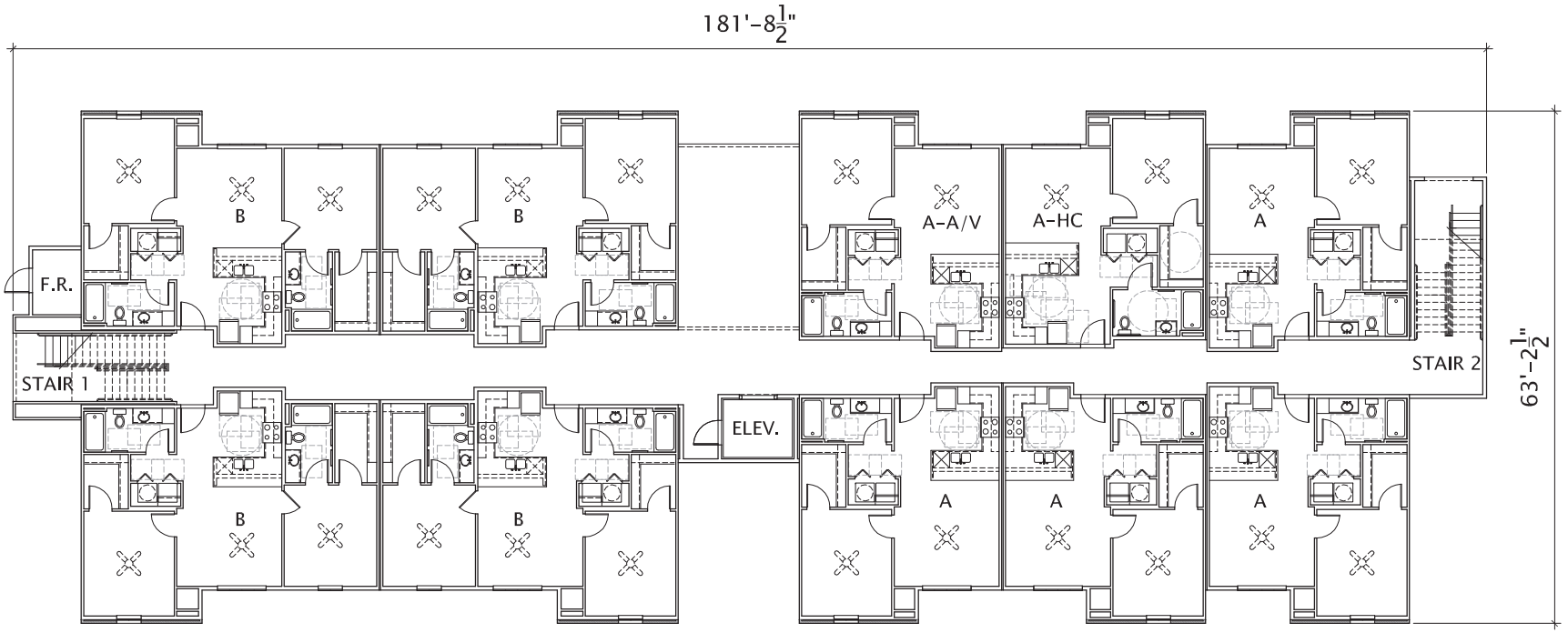
NDA	THE ENCLAVE AT RIVERBANK	02/26
E3	PLAN A-HC - ONE BEDROOM/ONE BATH 655 SQ. FT	SCALE: 1/8"=1'-0"



NDA	THE ENCLAVE AT RIVERBANK	02/26
E4	PLAN B – TWO BEDROOM/TWO BATH 906 SQ. FT	SCALE: 1/8"=1'-0"



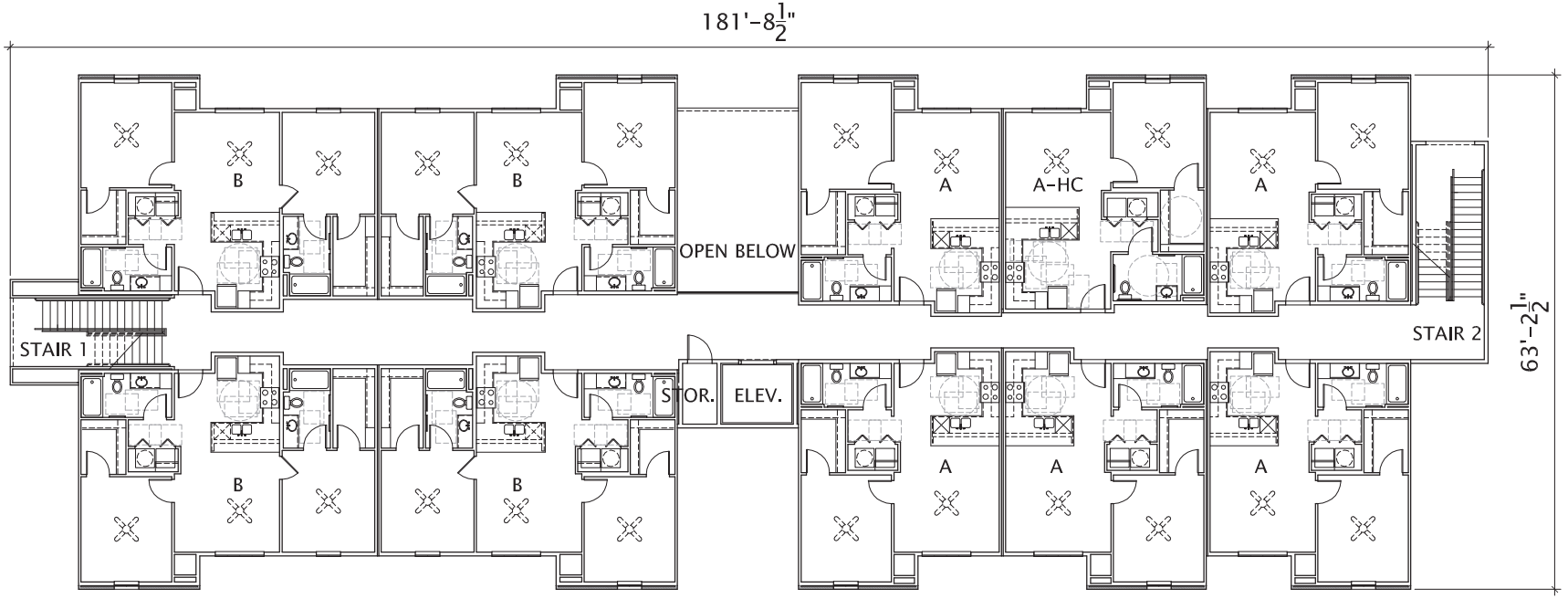
NDA	THE ENCLAVE AT RIVERBANK	02/26
E5	PLAN B-HC – TWO BEDROOM/TWO BATH 906 SQ. FT	SCALE: 1/8"=1'-0"



GROSS AREA:	9,800 SQ. FT.
CORRIDORS:	1,398 SQ. FT.
ELEVATOR:	84 SQ. FT.
STAIR 1:	217 SQ. FT.
STAIR 2:	260 SQ. FT.
UNIT MECH.:	104 SQ. FT.
MECH. CHASES:	30 SQ. FT.
FIRE RISER ROOM:	55 SQ. FT.
BRICK LEDGES:	68 SQ. FT.
AIR GAPS:	30 SQ. FT.

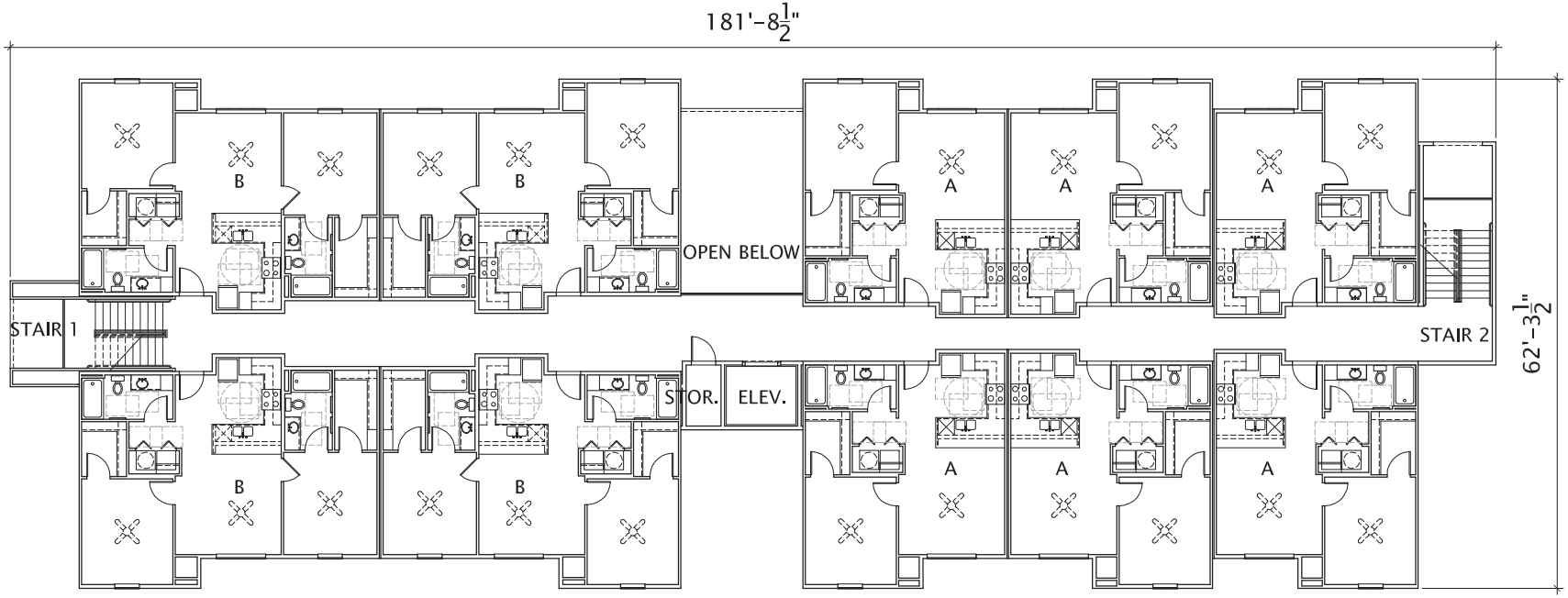
NDA — THE ENCLAVE AT RIVERBANK — 02/26

E6 — TYPE ONE FIRST FLOOR – 7,554 SQ. FT. NRA — SCALE: 1"=20'-0"



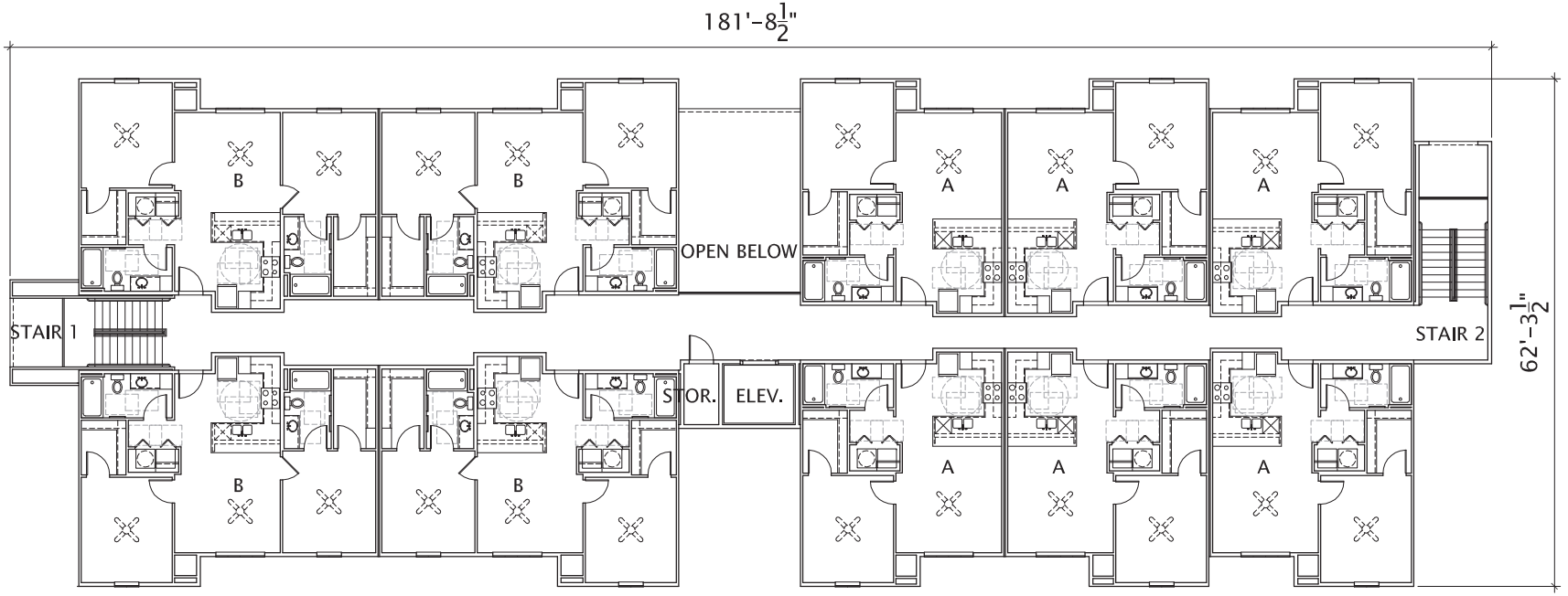
GROSS AREA:	9,409 SQ. FT.
CORRIDORS:	1,022 SQ. FT.
ELEVATOR:	84 SQ. FT.
STAIR 1:	217 SQ. FT.
STAIR 2:	260 SQ. FT.
UNIT MECH.:	104 SQ. FT.
MECH CHASES:	30 SQ. FT.
STORAGE ROOM:	40 SQ. FT.
BRICK LEDGES:	68 SQ. FT.
AIR GAPS:	30 SQ. FT.

NDA	THE ENCLAVE AT RIVERBANK	02/26
E7	TYPE ONE SECOND FLOOR – 7,554 SQ. FT. NRA	SCALE: 1"=20'-0"



GROSS AREA:	9,341 SQ. FT.
CORRIDORS:	1,022 SQ. FT.
ELEVATOR:	84 SQ. FT.
STAIR 1:	217 SQ. FT.
STAIR 2:	260 SQ. FT.
UNIT MECH.:	104 SQ. FT.
MECH. CHASES:	30 SQ. FT.
STORAGE ROOM:	40 SQ. FT.
AIR GAPS:	30 SQ. FT.

NDA	THE ENCLAVE AT RIVERBANK	02/26
E8	TYPE ONE THIRD FLOOR – 7,554 SQ. FT. NRA	SCALE: 1"=20'-0"



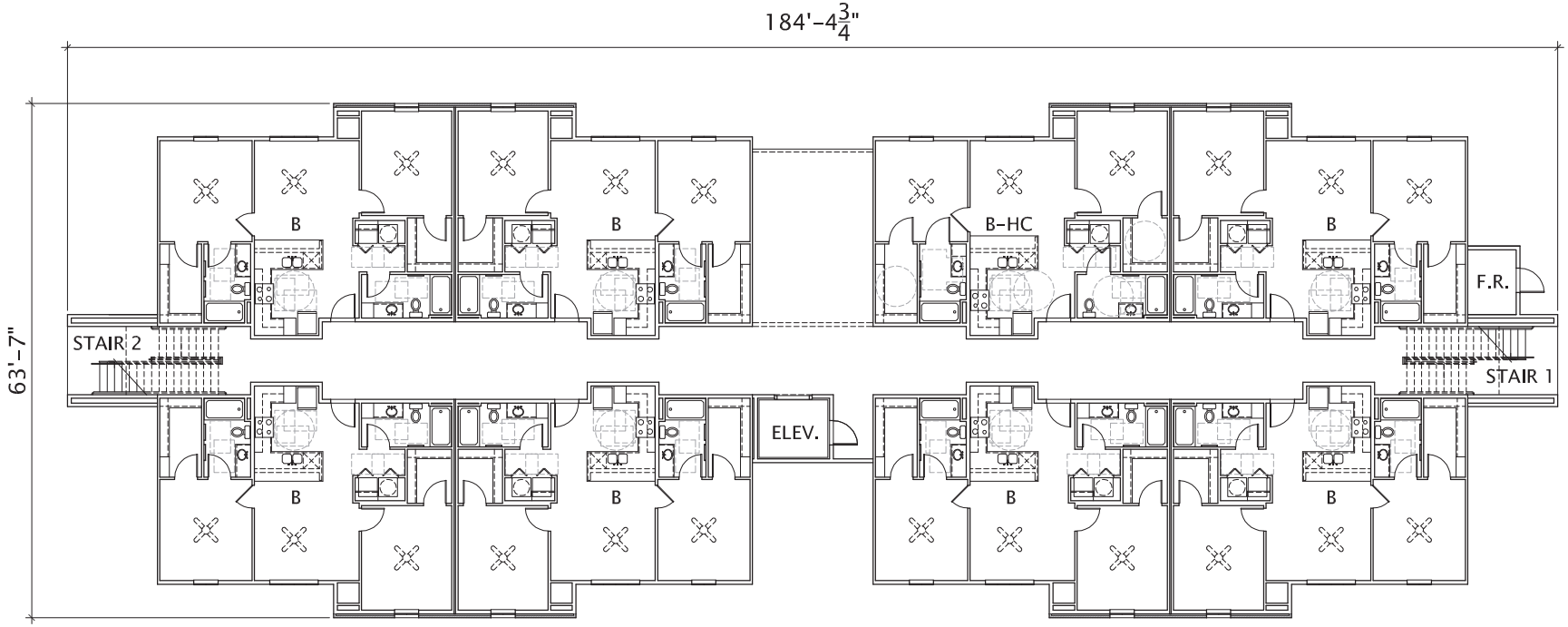
GROSS AREA:	9,341 SQ. FT.
CORRIDORS:	1,022 SQ. FT.
ELEVATOR:	84 SQ. FT.
STAIR 1:	217 SQ. FT.
STAIR 2:	260 SQ. FT.
UNIT MECH.:	104 SQ. FT.
MECH. CHASES:	30 SQ. FT.
STORAGE ROOM:	40 SQ. FT.
AIR GAPS:	30 SQ. FT.

NDA THE ENCLAVE AT RIVERBANK 02/26

E9 TYPE ONE FOURTH FLOOR – 7,554 SQ. FT. NRA SCALE: 1"=20'-0"

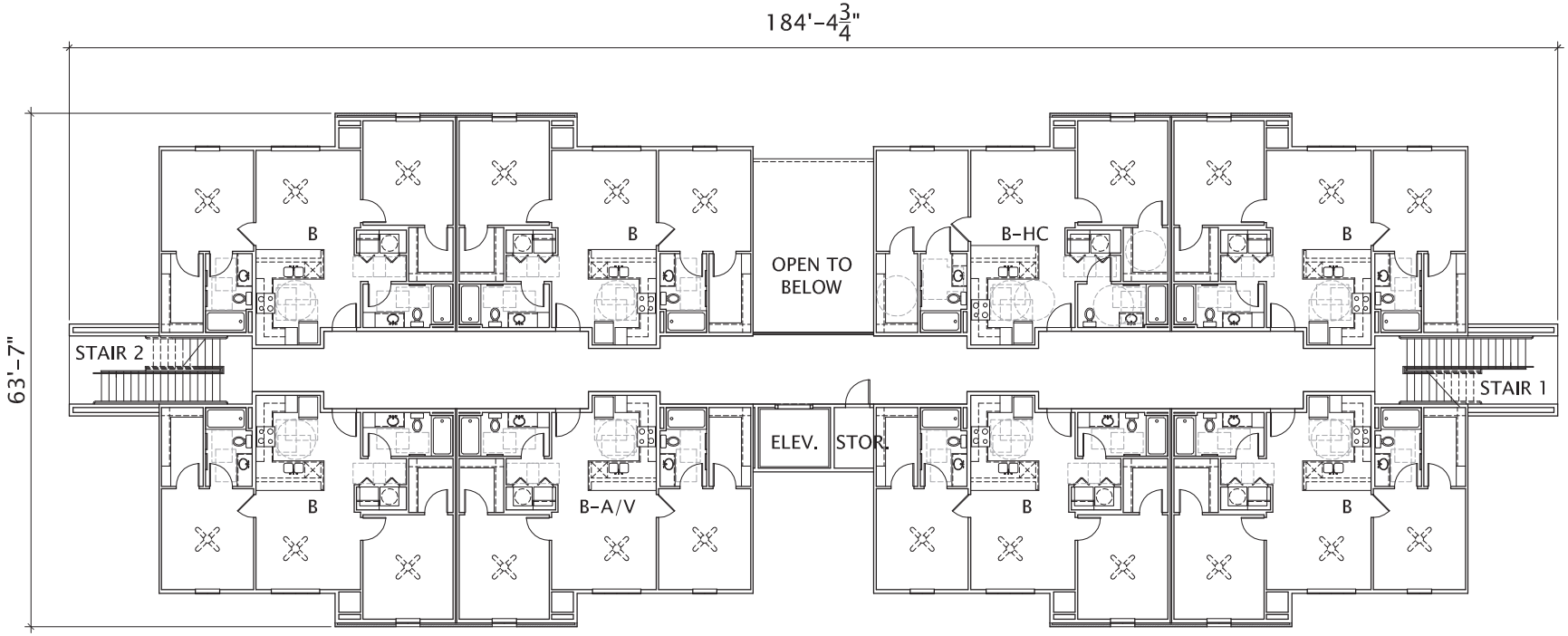


NDA	THE ENCLAVE AT RIVERBANK	02/26
E10	BUILDING TYPE 1 ELEVATIONS	SCALE: 1"=30'-0"



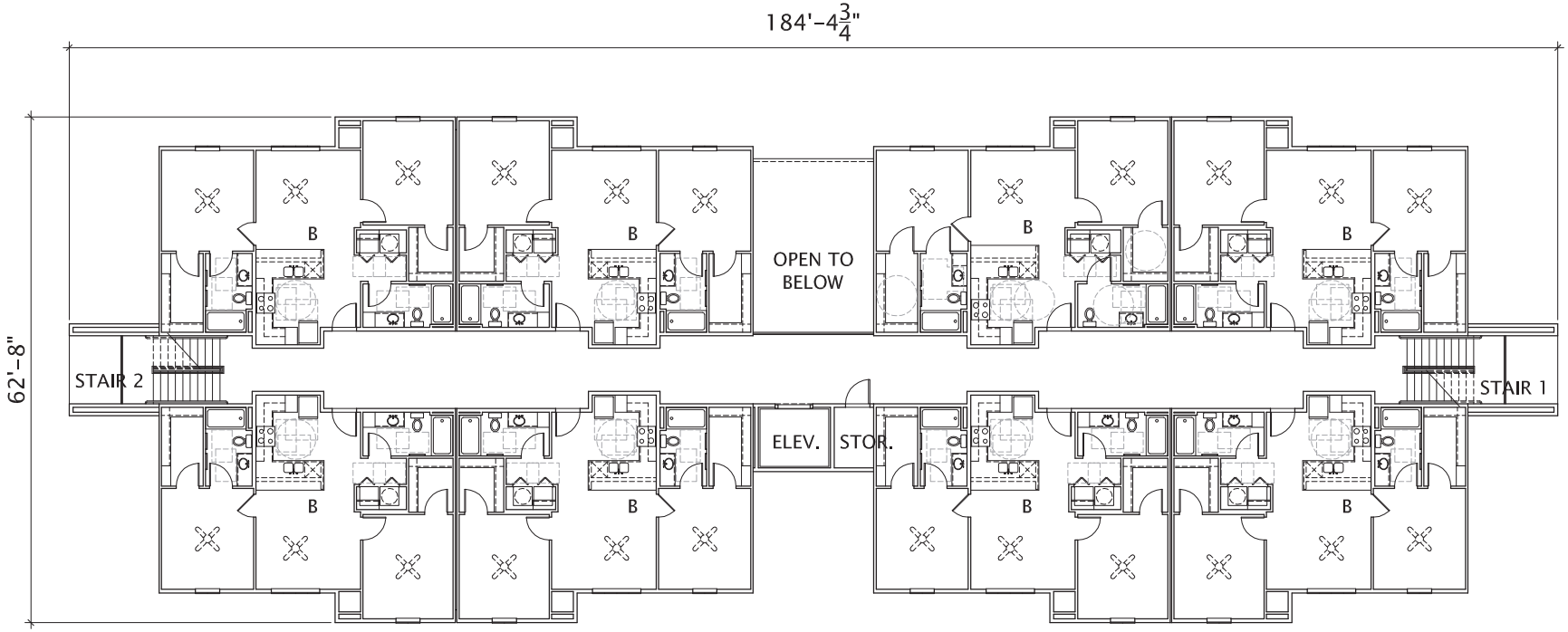
GROSS AREA:	9,528 SQ. FT.
CORRIDORS:	1,507 SQ. FT.
ELEVATOR:	84 SQ. FT.
STAIR 1:	224 SQ. FT.
STAIR 2:	224 SQ. FT.
UNIT MECH.:	80 SQ. FT.
MECH. CHASES:	24 SQ. FT.
FIRE RISER ROOM:	55 SQ. FT.
BRICK LEDGES:	55 SQ. FT.
AIR GAPS:	27 SQ. FT.

NDA	THE ENCLAVE AT RIVERBANK	02/26
E11	TYPE TWO FIRST FLOOR – 7,248 SQ. FT. NRA	SCALE: 1"=20'-0"



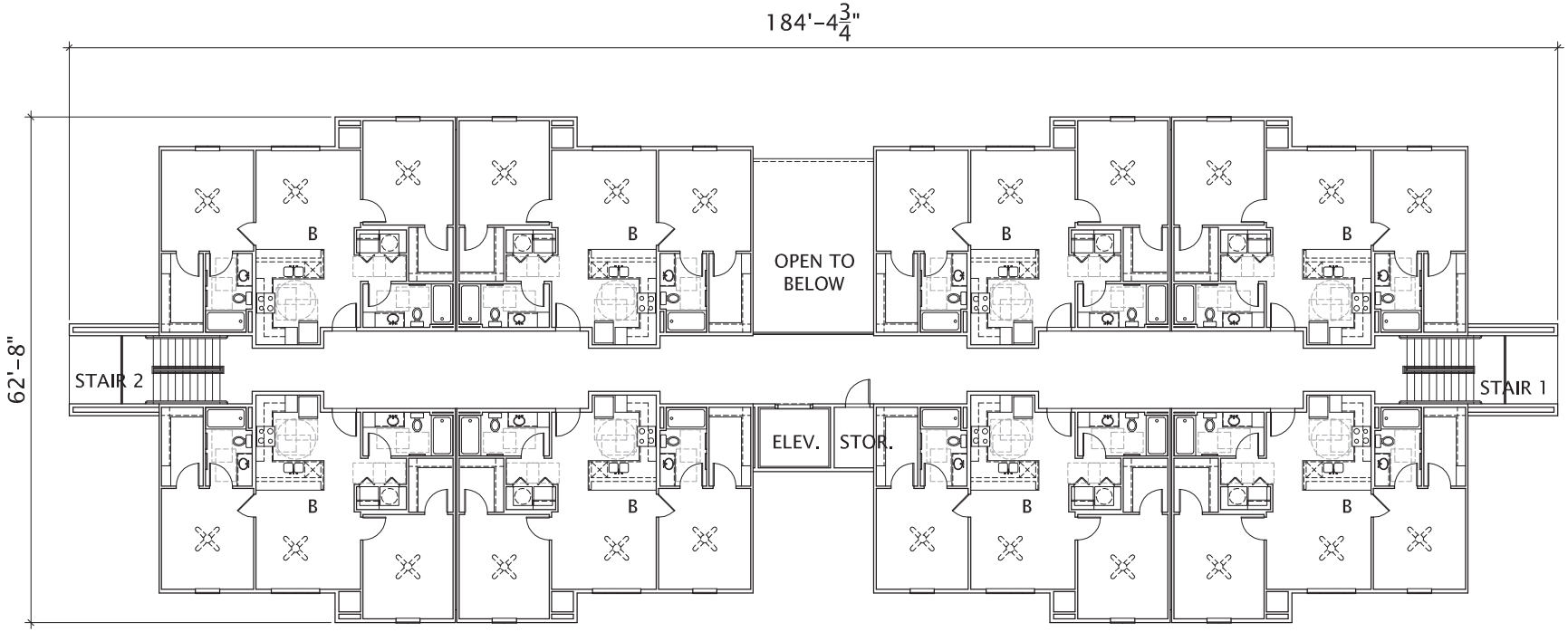
GROSS AREA:	9,153 SQ. FT.
CORRIDORS:	1,144 SQ. FT.
ELEVATOR:	84 SQ. FT.
STAIR 1:	224 SQ. FT.
STAIR 2:	224 SQ. FT.
UNIT MECH.:	80 SQ. FT.
MECH. CHASES:	24 SQ. FT.
STORAGE ROOM:	41 SQ. FT.
BRICK LEDGES:	55 SQ. FT.
AIR GAPS:	29 SQ. FT.

NDA	THE ENCLAVE AT RIVERBANK	02/26
E12	TYPE TWO SECOND FLOOR – 7,248 SQ. FT. NRA	SCALE: 1"=20'-0"



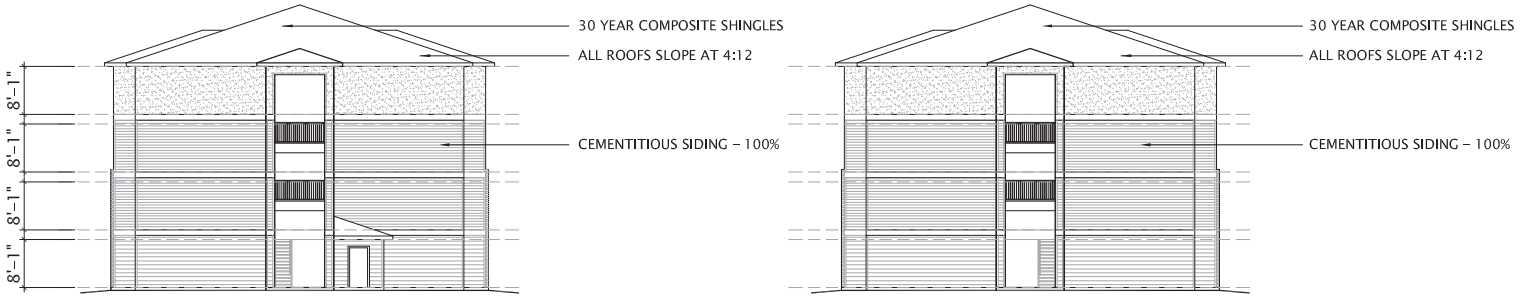
GROSS AREA:	9,098 SQ. FT.
CORRIDORS:	1,144 SQ. FT.
ELEVATOR:	84 SQ. FT.
STAIR 1:	224 SQ. FT.
STAIR 2:	224 SQ. FT.
UNIT MECH.:	80 SQ. FT.
MECH. CHASES:	24 SQ. FT.
STORAGE ROOM:	41 SQ. FT.
AIR GAPS:	29 SQ. FT.

NDA	THE ENCLAVE AT RIVERBANK	02/26
E13	TYPE TWO THIRD FLOOR – 7,248 SQ. FT. NRA	SCALE: 1"=20'-0"



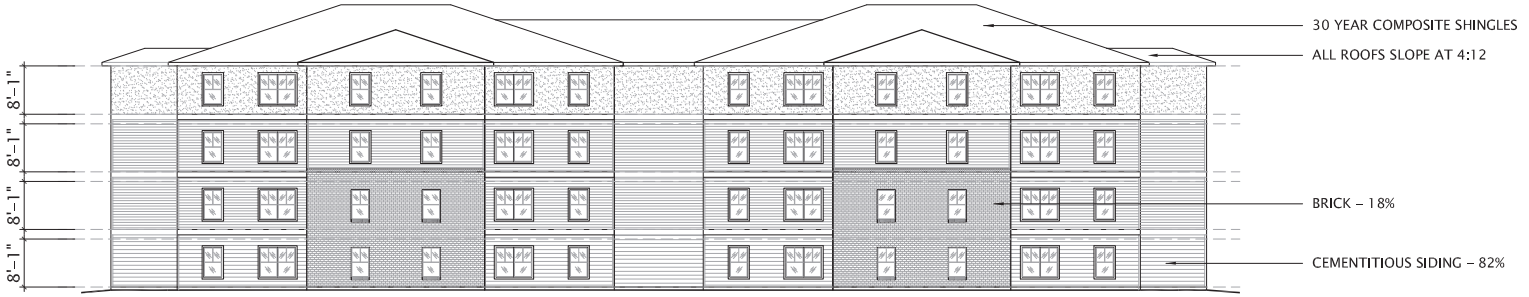
GROSS AREA:	9,098 SQ. FT.
CORRIDORS:	1,144 SQ. FT.
ELEVATOR:	84 SQ. FT.
STAIR 1:	224 SQ. FT.
STAIR 2:	224 SQ. FT.
UNIT MECH.:	80 SQ. FT.
MECH. CHASES:	24 SQ. FT.
STORAGE ROOM:	41 SQ. FT.
AIR GAPS:	29 SQ. FT.

NDA	THE ENCLAVE AT RIVERBANK	02/26
E14	TYPE TWO FOURTH FLOOR – 7,248 SQ. FT. NRA	SCALE: 1"=20'-0"



END ELEVATION

END ELEVATION

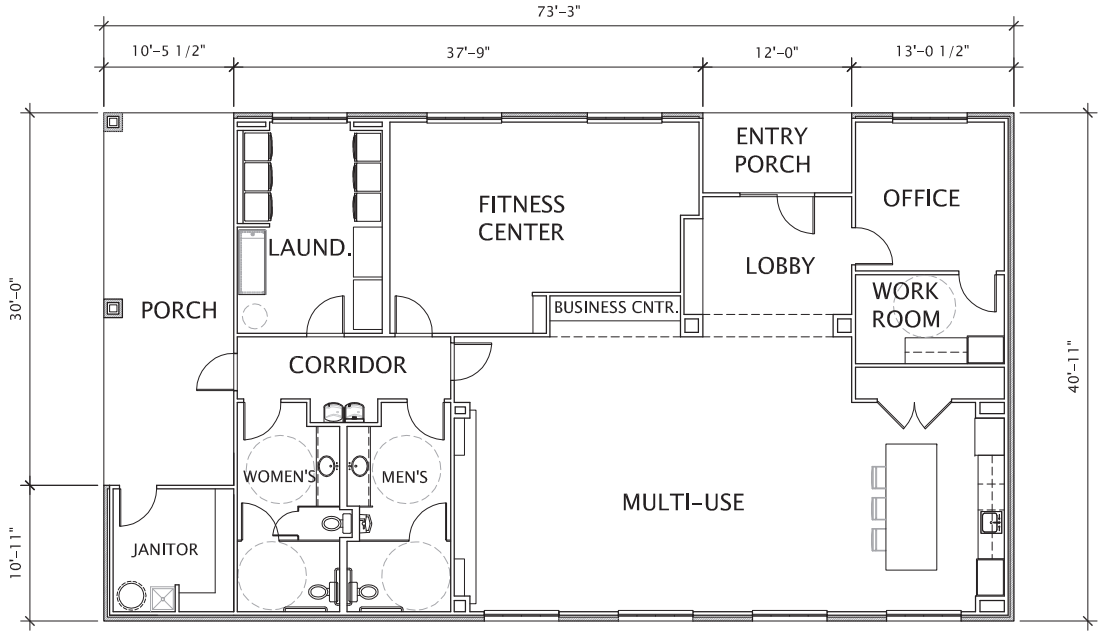


REAR ELEVATION



FRONT ELEVATION

NDA	THE ENCLAVE AT RIVERBANK	02/26
E15	BUILDING TYPE 2 ELEVATIONS	SCALE: 1"=30'-0"



AREAS AVAILABLE TO RESIDENTS

LOBBY	148 SQ. FT.	FITNESS CENTER	405 SQ. FT.
MULTI-USE	1,008 SQ. FT.	MEN'S ROOM	151 SQ. FT.
OFFICE	170 SQ. FT.	WOMEN'S ROOM	149 SQ. FT.
BUSINESS CENTER	38 SQ. FT.	CORRIDOR	98 SQ. FT.
LAUNDRY	227 SQ. FT.	PORCHES	392 SQ. FT.

AREAS NOT AVAILABLE TO RESIDENTS

WORK ROOM	97 SQ. FT.
JANITOR	114 SQ. FT.

NDA

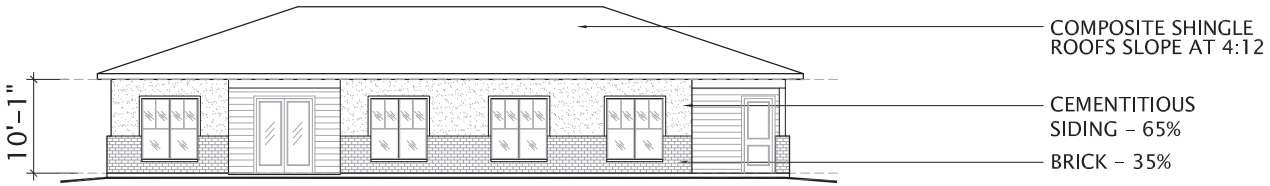
THE ENCLAVE AT RIVERBANK

02/26

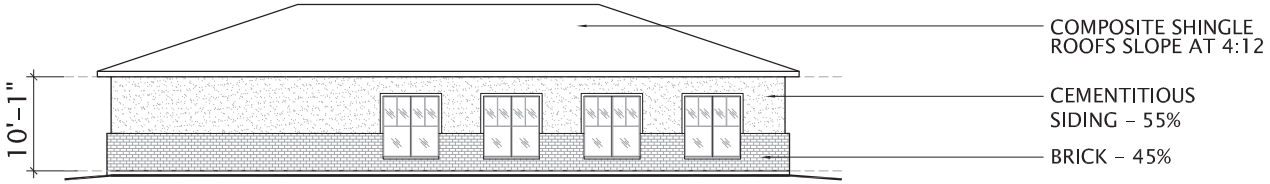
E16

CLUBHOUSE PLAN – 2,997 SQ. FT.

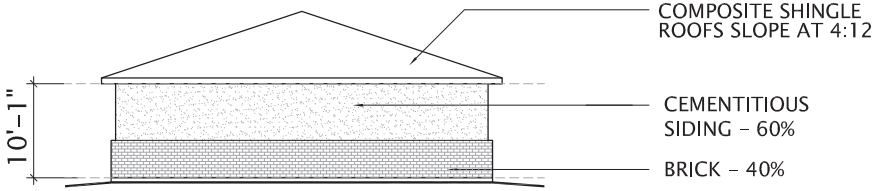
SCALE: 1" = 15'-0"



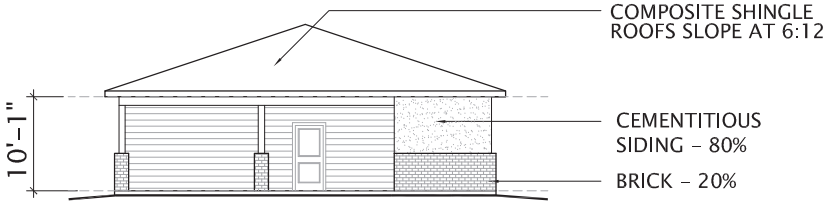
FRONT ELEVATION



REAR ELEVATION



END ELEVATION



END ELEVATION

NDA	THE ENCLAVE AT RIVERBANK	02/26
E17	CLUBHOUSE ELEVATIONS	SCALE: 1" = 20'–0"

MEMORANDUM

May 8, 2026

TO: Craig Carney, P.E.
Carney Engineering, PLLC

FROM: B.J. Hawkins, P.E., PTOE

SUBJECT: The Enclave at Riverbank Multifamily Development

LOCATION: Riverbank Drive and Elk Drive
Laredo, Texas



INTRODUCTION

Traffic Engineering Consultants, Inc. (TEC) was retained to conduct a traffic impact review on a proposed multifamily residential development which is to be located west of Riverbank Drive opposite Elk Drive in Laredo, Texas as shown in **Figure 1** in **Attachment A**. The site is currently undeveloped, and the proposed development would contain an apartment complex with 72 dwelling units (24 one-bedroom units and 48 two-bedroom units). Access to the development is proposed via two full-access private driveways as shown in **Figure 2** in **Attachment A**.

Riverbank Drive is a two-lane north/south major collector with a posted speed limit of 30 miles per hour (mph) and an approximate annual average daily traffic (AADT) volume of 3,500 vehicles per day (vpd) south of the site.

SITE GENERATED TRIPS

To determine the effects a new development will have on an existing street system, new or additional trips must be projected. The latest edition of the *Trip Generation Manual*, published by the Institute of Transportation Engineers, was used to determine the number of trips the development is expected to generate. The report is a nationally accepted reference which provides trip rates for determining the trips expected to be generated by different land use types.

Available information was utilized regarding the anticipated land use to determine the site generated trips of the proposed multifamily residential development. The *Multifamily Housing (Low-Rise)* land use category was utilized to determine the trip generation of the proposed development.

The resulting trips projected to be generated by the proposed development once completed and occupied are indicated in **Table 1.**

TABLE 1

Projected Site Generated Trips

Building Type (Land Use)	ITE Land Use Code	Approximate Gross Floor Area or Other	Average Weekday Vehicle Trips			Average AM Peak Hour Directional Distribution		Average AM Peak Hour Directional Trips (vph)		Average PM Peak Hour Directional Distribution		Average PM Peak Hour Directional Trips (vph)	
			Per Day	Per Peak Hour of Adjacent Street Traffic									
				One Hour Between 7am & 9am	One Hour Between 4pm & 6pm								
			(vpd)	(vph)	(vph)	IN	OUT	IN	OUT	IN	OUT	IN	OUT
Trip Rate*		(Dwelling Units)	6.21	0.41	0.52								
Multifamily Housing (Low-Rise)	220	72	447	30	37	24%	76%	7	23	62%	38%	23	14

* Trip Rates from "TRIP GENERATION MANUAL", 12th Ed., Institute of Transportation Engineers.

The proposed development would be expected to generate 447 vehicle trips per day with 30 trips occurring during the a.m. peak hour and 37 trips occurring during the p.m. peak hour.

SUMMARY

The proposed multifamily residential development would be expected to generate a fraction of the 100 vehicles per hour, which is typically the threshold that initiates the requirement for a full traffic impact analysis (TIA). The traffic generated by the proposed development would have minimal impacts on the surrounding intersections and roadways and no traffic related issues are anticipated. Based on the results of the trip generation and site plan evaluation, no traffic control or geometric roadway improvements are recommended as a result of the proposed development.

Should you have any questions or require additional information regarding these findings, please let me know.

ATTACHMENT A

FIGURES



FIGURE 1. Site Location Map
Riverbank Drive and Elk Drive
Laredo, Texas

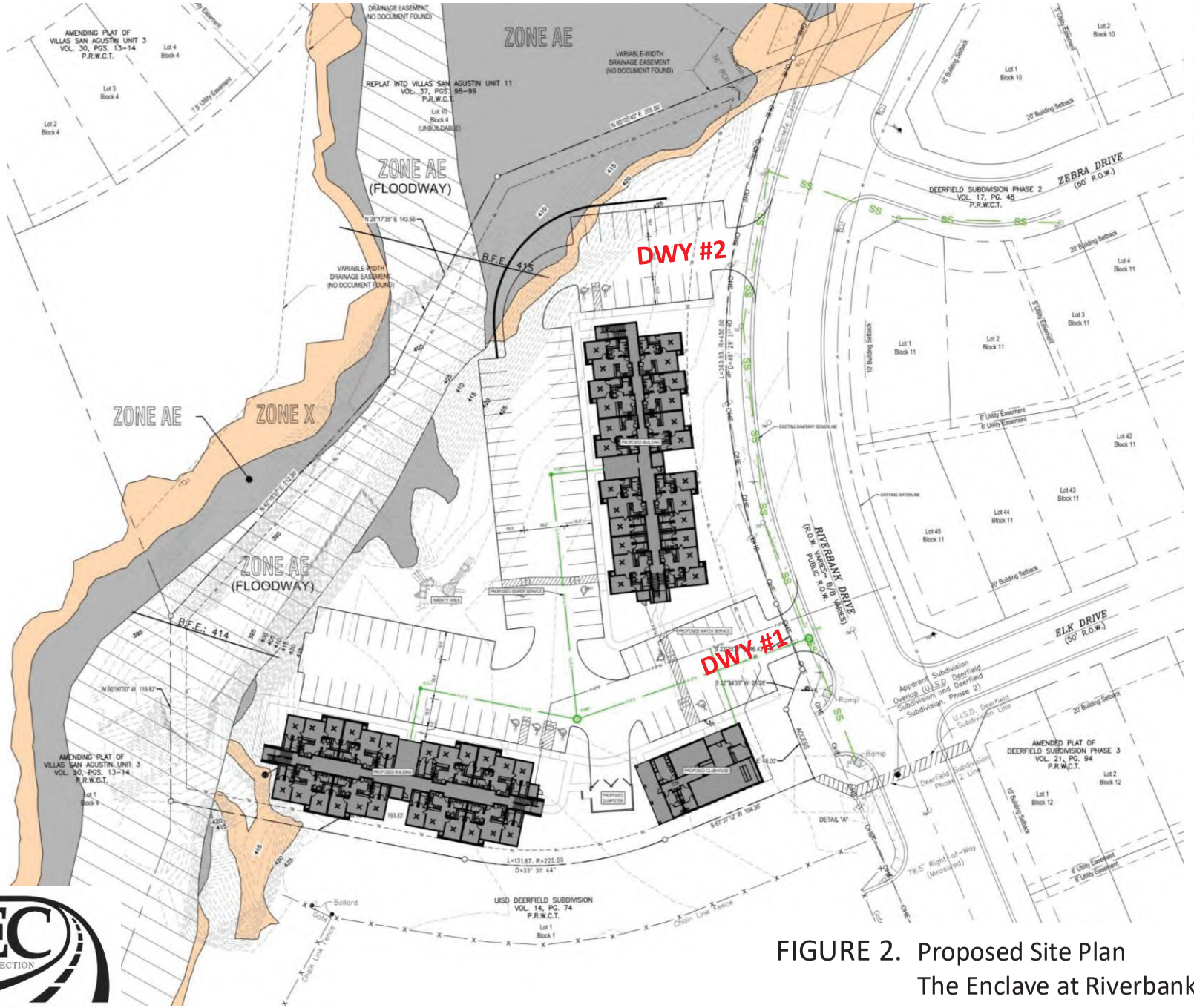


FIGURE 2. Proposed Site Plan
The Enclave at Riverbank

City of Laredo

Planning & Zoning Commission

Meeting Date: 7/2/2026 **Master Plan Consideration 8A**

SUBJECT
Consideration a revision to The Coves at Winfield masterplan. The purpose of this revision is to reconfigure lot layouts and amend the proposed land uses. The intent is residential, commercial, and institutional.

PL-143-2026
District V - Cm. Dr. Tyler King

PREVIOUS COUNCIL ACTION
N/A

BACKGROUND
APPLICANT: Charco Land Sales
ENGINEER: Mesquite Engineering

PROPERTY INFORMATION:
Location: Northeast of Bob Bullock Loop (Loop 20) and E. Del Mar Boulevard
Size: Approximately 793.82 acres, more or less
Proposed Development: 1,900+ lots
Current Zoning: R-1 (Single Family Residential District), R-2(Multi-Family District), B-3 (Community Business District), B-4 (Highway Commercial District),
Council District: District V - Cm. Dr. Tyler King

COMMITTEE RECOMMENDATION
N/A

STAFF RECOMMENDATION
APPROVE SUBJECT TO THE FOLLOWING COMMENTS:
Planning:
1. Portions of E. Del Mar Boulevard are identified as a Principal Arterial (100'-120' ROW) and Multi-Way Boulevard (140'-150' ROW) on the Future Thoroughfare Plan. Revise the affected segments to reflect the applicable roadway classification and corresponding ROW width.

2. The proposed streets as listed below appear to exceed the maximum continuous street length of 1,000 feet for local residential streets, pursuant to Section 3.2.N.2 of the Subdivision Ordinance. If the intent is to exceed this standard, provide documentation demonstrating compliance with Section 3.2.N.3.a. of the Subdivision Ordinance regarding approved traffic calming devices for consideration by the Planning and Zoning Commission at preliminary plat approval pursuant to Section 3.2.N.1.a. of the Subdivision Ordinance. Otherwise, revise the street layout to comply with this section.

• Street M - Phase 14
• Street O - Phase 18
• Street L - Phase 17

3. Provide clarification regarding the existence and location of the “gas & pipeline gathering facility site” and associated pipelines adjacent to the proposed Phases 9 and 11. The facility was identified on the previously approved Master Plan but is not shown on the current submittal. If the facility remains in existence, please identify and label it on the Master Plan. In addition, the current Master Plan depicts the gas pipeline traversing Phases 11 and 12. However, the preliminary plat for Phase 11 does not depict the pipeline. Please clarify, and revise, as necessary, to ensure consistency between the Master Plan and the preliminary plat.

4. Provide a summary table identifying all phases. This information was included on the previously approved Master Plan but has been omitted from the current submittal.

5. Label Phase 10B, as it is not being shown.

6. Delineate the platted tracts, as not all are depicted, particularly those within the commercial units (e.g., Lot 1 and 2, Block 1, Commercial Unit 1).

7. Revise the city limit line to reflect the current municipal boundary.

8. The proposed revised Master Plan reflects a change in land use for Phase 11 from multi-family to single-family residential and for Phase 10B from single-family to commercial. Pursuant to Section 2.3.5(f) of the Subdivision Ordinance, this change constitutes a substantial alteration. Please note that approval of the Master Plan with this substantial alteration shall constitute the first in a new series of permits, as defined in Chapter 245 of the Texas Local Government Code.

9. Zone changes will be required for the proposed uses. Please note that preliminary plat approvals do not constitute a staff position on zone change requests. Staff’s official position will be provided only upon formal submittal of a zone change application. All zone change requests are subject to City Council discretion and are not guaranteed.

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

11. All improvements as the Subdivision Ordinance.

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

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. Ensure that proposed curves can handle a speed of 30 mph (as per Subdivision Ordinance Handbook, Section 3-2).

4. AASHTO (Street curves should be design with as large radius curve as practical, with a minimum radius of 100 feet).

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

6. Providing separation between roads and driveways 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.

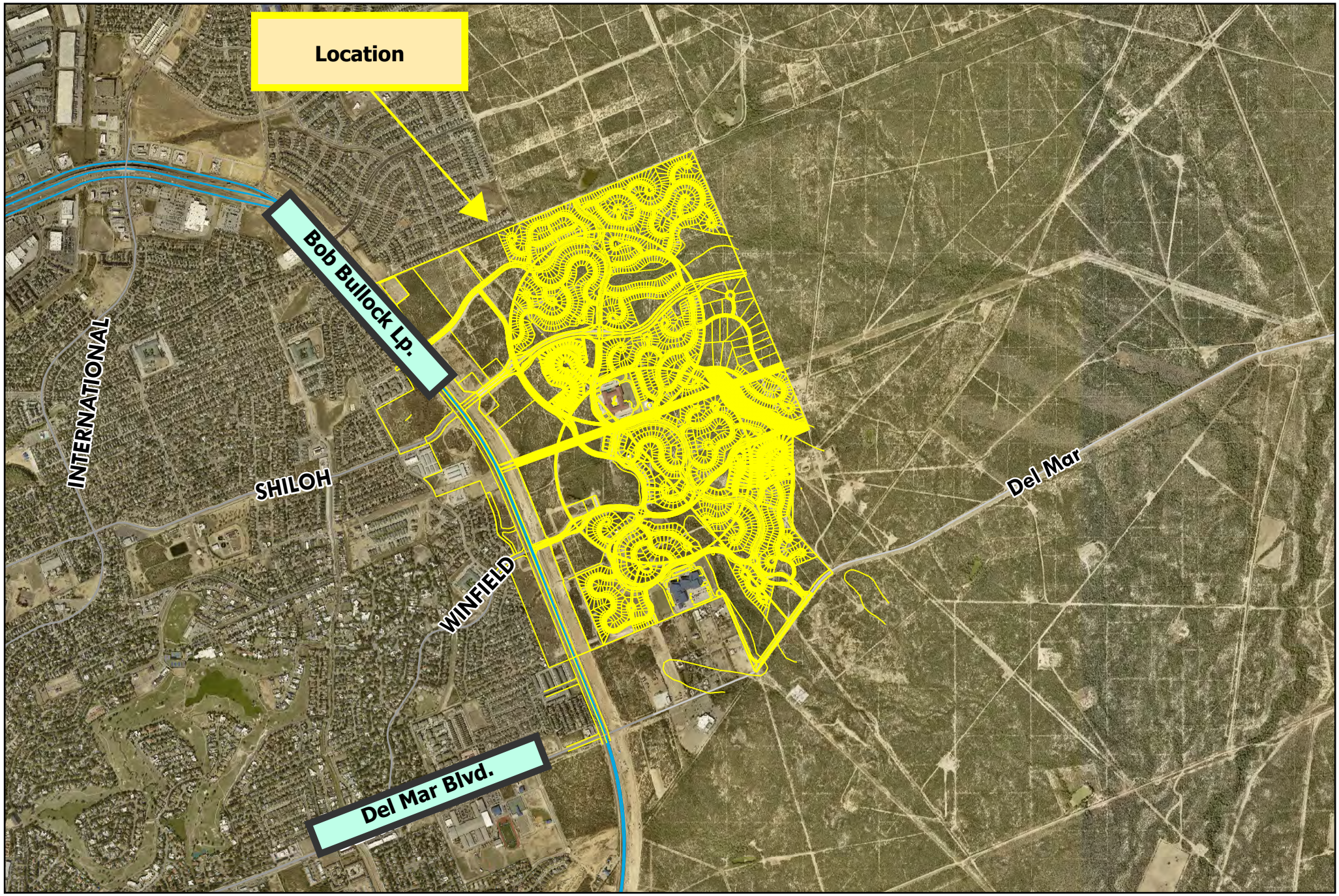
7. Streets shall be laid out so as to intersect at right angle (As per Subdivision Ordinance Handbook, Section 3-2 H).

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

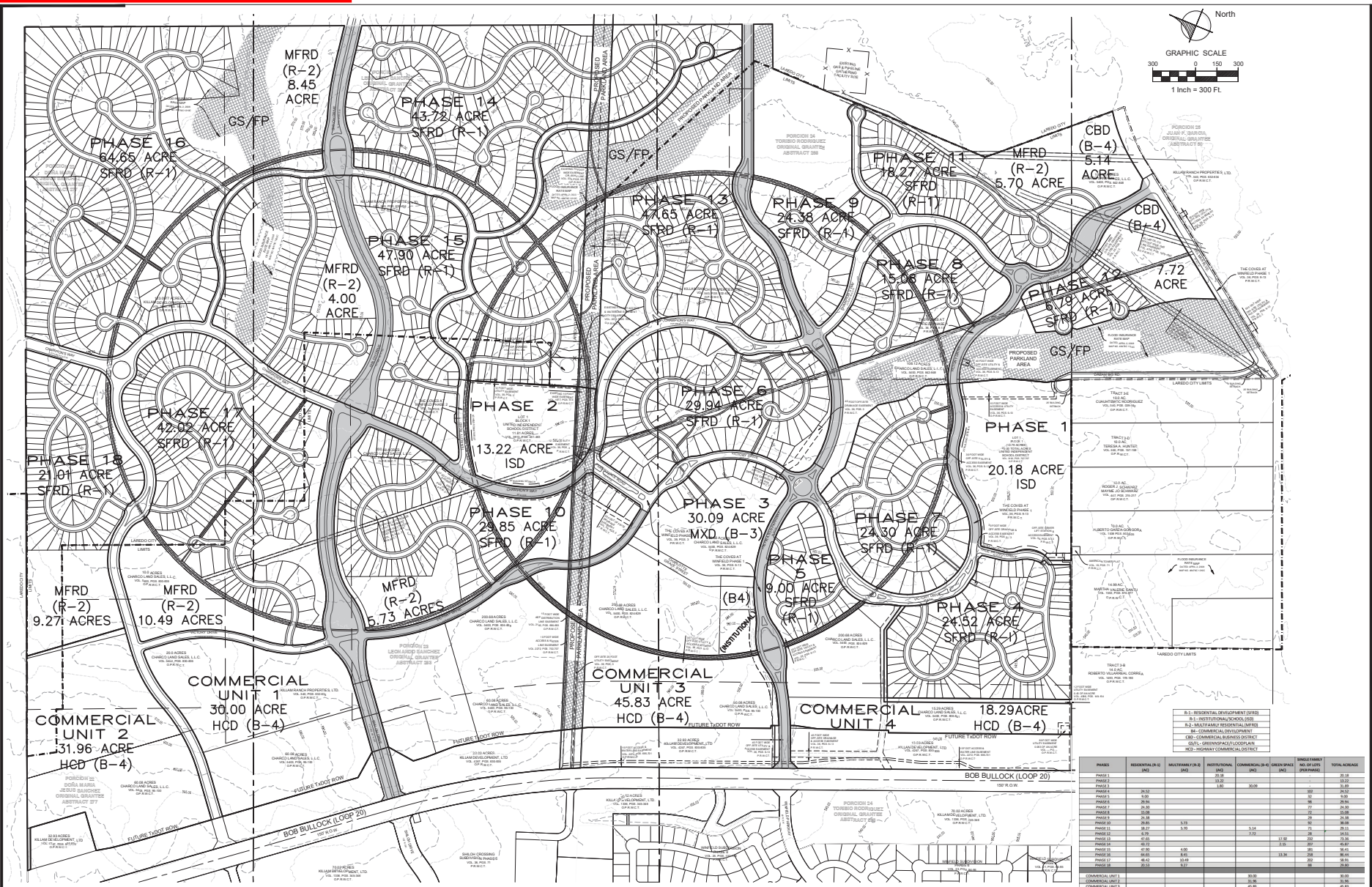
Fire: No comments submitted.
Engineering: No comments submitted.
Environmental: No comments submitted.
Water & Utilities: No comments submitted.
WEBB County App: No comments submitted.
AEP Engineers: No comments submitted.
U.I.S.D.: No comments submitted.
L.I.S.D.: No comments submitted.
AT&T: No comments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

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



CURRENT MASTERPLAN APPROVED BY P&Z ON 3-16-2023



PHASES	RESIDENTIAL (R-1) (AC)	MULTIFAMILY (R-2) (AC)	INSTITUTIONAL (AC)	COMMERCIAL (B-4) (AC)	GREEN SPACE (AC)	SINGLE FAMILY NO. OF LOTS (PER PHASE)	TOTAL ACREAGE
PHASE 1			20.18			-	20.18
PHASE 2			13.22			-	13.22
PHASE 3			1.80	30.09		-	31.89
PHASE 4	24.52					102	24.52
PHASE 5	9.00					32	9.00
PHASE 6	29.94					98	29.94
PHASE 7	24.30					77	24.30
PHASE 8	15.08					72	15.08
PHASE 9	24.38					79	24.38
PHASE 10	29.85	5.73				92	98.08
PHASE 11	18.27	5.70		5.14		71	29.11
PHASE 12	6.79			7.72		28	14.51
PHASE 13	47.65				17.92	232	73.36
PHASE 14	43.72				2.15	207	45.87
PHASE 15	47.90	4.00				183	56.41
PHASE 16	64.65	8.45			13.34	268	86.44
PHASE 17	46.42	33.49				302	58.91
PHASE 18	20.13	9.27				88	29.80
COMMERCIAL UNIT 1				30.00			30.00
COMMERCIAL UNIT 2				31.96			31.96
COMMERCIAL UNIT 3				45.83			45.83
COMMERCIAL UNIT 4				18.29			18.29
GREEN SPACE					40.96		40.96
TOTAL PHASE ACREAGE	454.98		35.20	126.08	74.37	1769	702.03

NOTES:
1. LOT LINES MAY VARY WITHIN UNITS.
2. UNIT SIZES AND NUMBER OF LOTS SHOWN MAY VARY.
3. LOTS DEPICTED ON THIS LAND USE PLAN ARE FOR VISUAL EFFECT AND ARE SUBJECT TO CHANGE UPON SUBMITTAL AT A LATER DATE.
4. THE RESIDENTIAL SECTIONS OF COLLECTOR OR ARTERIAL STREETS INDICATED BY A (GREY) HATCH PATTERN WILL BE PROHIBITED FROM HAVING LOTS FRONT TO THESE STREETS.
5. LOT COUNT FOR PHASE 10, 13, 14, 15, 16 & 17 ARE BASED ON AN AVERAGE LOT SIZE OF 8,800 SF.

THE COVES AT WINFIELD - MASTER PLAN - LAND USE

ENGINEER: MESQUITE ENGINEERING
1501 MATAMOROS ST - LAREDO, TEXAS 78040
(956) 568-4520
TBPE FIRM REGISTRATION No. F-2858

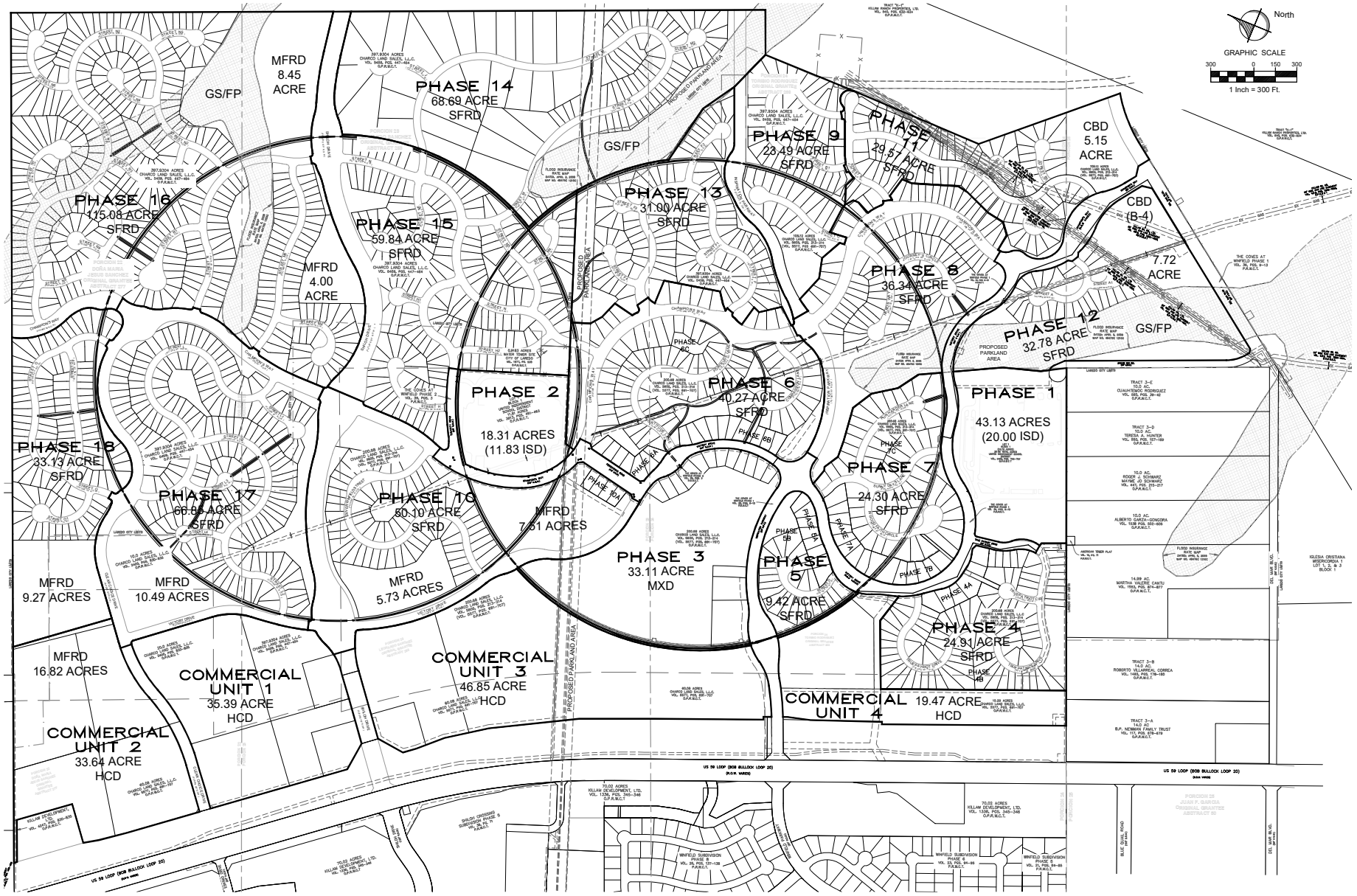
MASTER PLAN
THE COVES AT WINFIELD
PARTIALLY WITHIN THE
CITY OF LAREDO, WEBB COUNTY, TEXAS

Rick Harrison
Site Design Studio
Minneapolis, Minnesota

KILLAM

DRAWN BY:	M.C
CHECKED BY:	V.M./R.M.
APPROVED BY:	H.S.
JOB No.:	KILLAM - COVES
FILENAME:	
DATE:	12 - 02 - 2022
SCALE: 24 X 36	1" = 300'

MASTERPLAN REVISION SUBMITTED



THE COVES AT WINFIELD - MASTER PLAN - LAND USE

ENGINEER:
MESQUITE ENGINEERING
1101 MATAMOROS ST. LAREDO, TEXAS 78040
PH: (956) 712-7474 FAX: (956) 712-7475
TBPE FIRM REGISTRATION No: F-23858

MASTER PLAN
THE COVES
PARTIALLY WITHIN THE
CITY OF LAREDO, WEBB COUNTY, TEXAS

Rick Harrison
Site Design Studio
Minneapolis, Minnesota

KILLAM

DRAWN BY	M.C.
CHECKED BY	V.M./R.M.
APPROVED BY	H.S.
JOB No.	KILLAM - COVES
FILENAME	
DATE:	02/03/2026
SCALE: 24" X 36"	1" = 300'

City of Laredo

Planning & Zoning Commission

Meeting Date: 7/2/2026 **Master Plan Consideration 8B**

SUBJECT
Review and consideration of the River Point Subdivision masterplan. The intent is multi-family and commercial.

PL-137-2026
District II - Cm. Ricardo “Richie” Rangel

PREVIOUS COUNCIL ACTION
N/A

BACKGROUND
APPLICANT: 3R3, LLC
ENGINEER: Sherfey Engineering Company, LLC

PROPERTY INFORMATION:
Location: West of US Highway 83 and North of Masterson Road.
Size: Approximately 52.617 acres, more or less
Proposed Development: 193 Lots
Current Zoning: AG (Agricultural), B-3 (Community Business District)
Council District: District II - Cm. Ricardo “Richie” Rangel

COMMITTEE RECOMMENDATION
N/A

STAFF RECOMMENDATION
APPROVE SUBJECT TO THE FOLLOWING COMMENTS:
Planning:
1. The proposed Master Plan does not provide a street connection to the existing Rockrose Drive located along the northern boundary of the subdivision. Pursuant to Section 3.2(L) of the Subdivision Ordinance, "the system of streets designated for the subdivision, except in unusual cases, must connect with streets already dedicated in adjacent subdivisions." Please revise the Master Plan accordingly.

2. Two (2) street jogs appear to exist on the proposed Master Plan. (1) The intersection of Masterson Road and Kimia Drive appears to create a street jog with Llano Road in the subdivision to the south. (2) The intersection of Ling Drive and River Point Drive appears to create a street jog with the intersection of Kirkwood Drive and River Point Drive. Pursuant to Section 3.2(F) of the Subdivision Ordinance, street jogs with centerline effects of less than 300 feet shall be avoided. Revise the street alignments accordingly.

3. Provide clarification regarding the proposed continuation of Kirkwood Drive, as it appears to be intended for future extension and terminates with street stubs shown on the submitted preliminary plat for Phase 1. If a future street connection is intended, please revise the Master Plan to depict the continuation accordingly.

4. Zone changes will be required for the intended uses. Please note that preliminary plat approval does not constitute a staff position on zone change requests. Staff's official position will be provided only upon formal submittal of a zone change application. All zone change requests are subject to City Council discretion and are not guaranteed.

5. Access to US Highway 83 is subject to the review and approval by Texas Department of Transportation (TX-DOT).

6. All improvements as per the Subdivision Ordinance.

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

Fire:
1. Connection needs to be made to existing Rockrose Dr. (Rockrose Dr. is a proposed exit from adjacent Riverhill Subdivision).

2. Fire hydrants required every 500 feet for residential subdivision.

Traffic:
1. Block lengths shall not exceed one thousand two hundred feet (1,200) or be less than three hundred (300) feet, except as may be required by the Commission in the proper projection of existing major thoroughfares, and on existing platted blocks. (As per Subdivision Ordinance Handbook Section 3-2).
a. Block lengths and street lengths may be waived by the Planning and Zoning Commission provided that the waiver is requested in writing, incorporates traffic impact mitigation measures into a site plan, which is then submitted in conjunction with a preliminary plat/replat application.
b. No block length waiver may be granted by the Planning and Zoning Commission unless traffic impact mitigation measures comply with standards (herein adopted as minimum standards) of the Institute of Transportation Engineers (Latest Edition) and as set out in the "Transportation and Land Development Manual (Latest Edition)".
c. No block length waiver may be granted which modifies the City of Laredo Comprehensive Plan or the Thoroughfare Plan of the Comprehensive Plan addressing thoroughfares, highways, arterials, and collectors, or of the proper extension of any street.
d. A block length waiver shall not compromise safety.

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

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

4. 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.

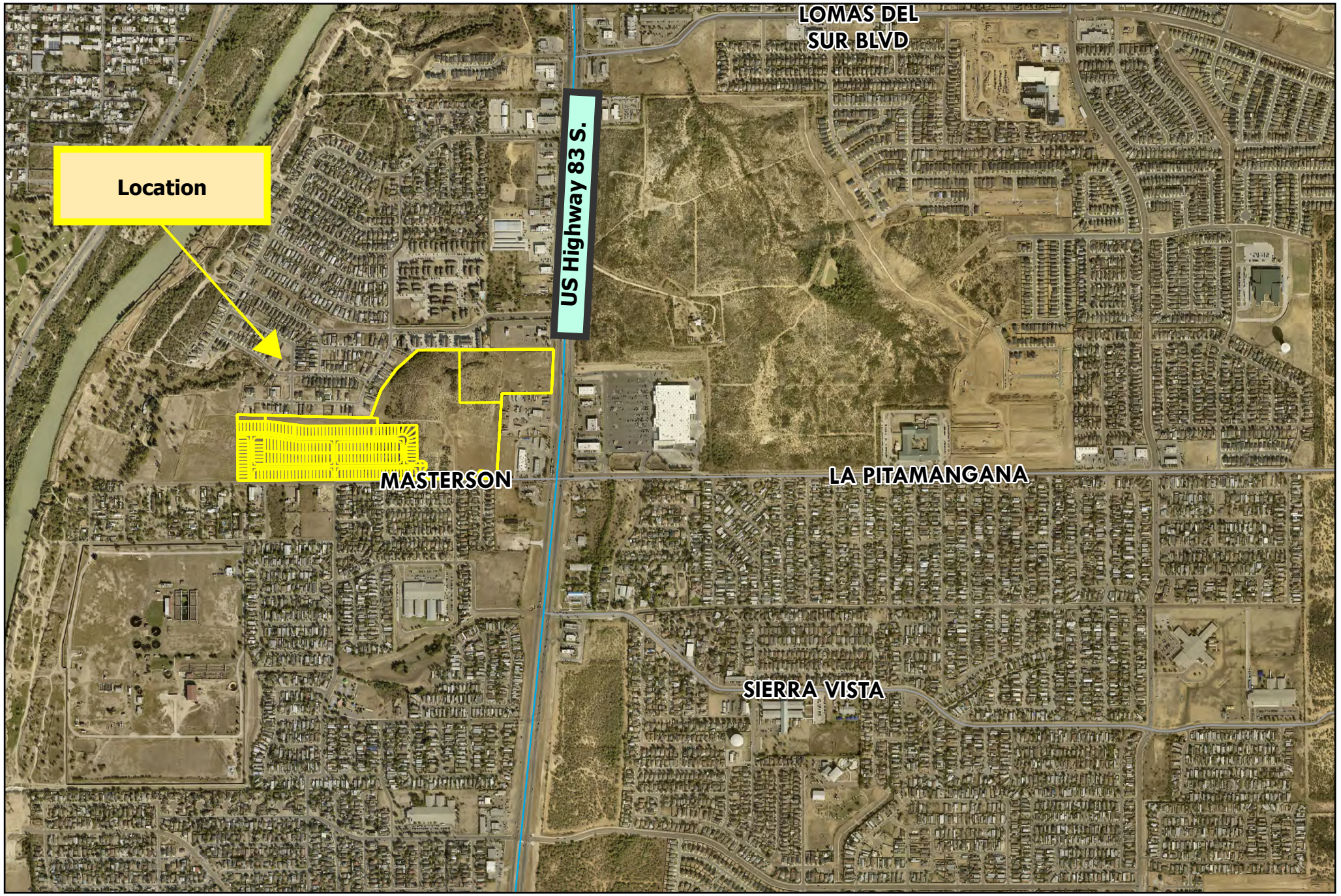
5. Follow functional hierarchy of roads (As per AASHTO Chapter 1).

6. Providing separation between roads and driveways 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

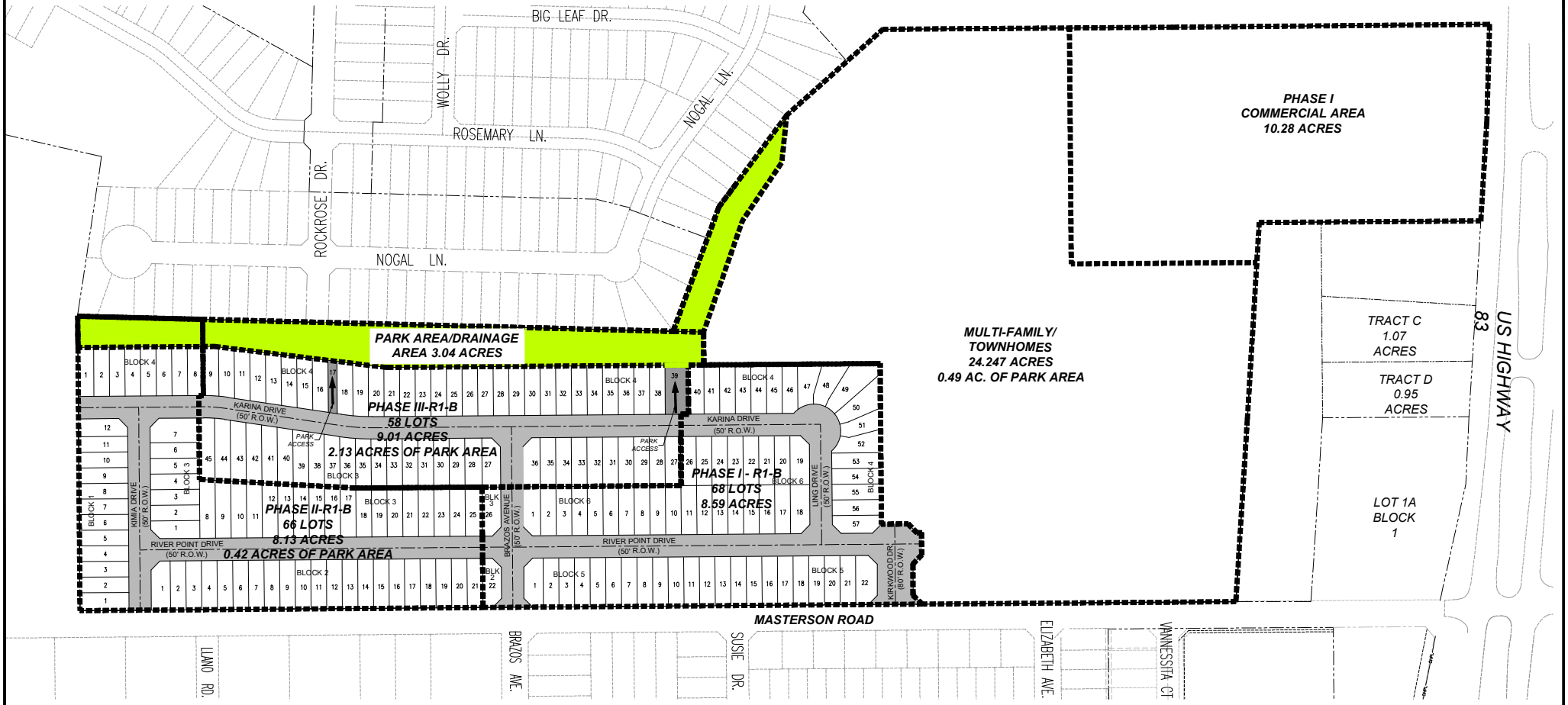
Engineering: No comments submitted.
Environmental: No comments submitted.
Water & Utilities: No comments submitted.
Traffic Safety: No comments submitted.
WEBB County App: No comments submitted.
AEP Engineers: No comments submitted.
U.I.S.D.: No comments submitted.
L.I.S.D.: No comments submitted.
AT&T: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

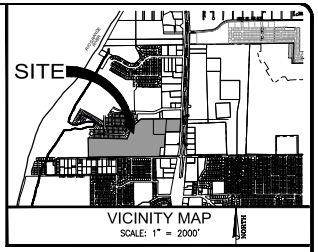
NOTICE TO THE DEVELOPER:
Planning:
1. Only the utility easements within the plat boundaries are subject to change prior to plat recordation due to revisions by the utility companies.
2. All comments set forth are preliminary comments and not an exhaustive list. Additional comments may be added prior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

AERIAL LOCATION MAP



DEVELOPMENT SUMMARY				
PHASE #	DEVELOPMENT	AREA	COMMERCIAL LOTS	RESIDENTIAL LOTS
PHASE I COMMERCIAL	COMMERCIAL	10.28 ACRES	1 LOT	N/A
MULTI-FAMILY TOWNHOMES	RESIDENTIAL	24.247 ACRES	N/A	1 LOT
PHASE I - R1-B	R-1B LOTS	8.59 ACRES	N/A	68 LOTS
PHASE II - R1-B	R-1B LOTS	8.13 ACRES	N/A	66 LOTS
PHASE III - R1-B	R-1B LOTS	9.01 ACRES	N/A	58 LOTS
TOTAL ACRES		60.257 ACRES	1 LOTS	193 LOTS
PARK AREA		3.04 ACRES		





Designed By: V.G.
Drawn By: R.X.L.
Checked By: J.P.S.
Approved By: J.P.S.
File: X:\Open Projects\8344.00 Myers – Richter Ranch 60 Acres\B.0 Cadd\B.6 Exhibits\8344.00 CONCEPTUAL MASTERPLAN

Revision	Date	Description

SHERFEY ENGINEERING COMPANY, L.L.C.
104 Del Court
Suite 400
Laredo, Texas 78041
(956) 791-3511
TBPE FIRM REGISTRATION No: F-3132

RIVER POINT SUBDIVISION

CONCEPTUAL MASTERPLAN

Scale: 1" = 100' Date: 6/17/2026 Rev:

PROJ. NO.8344.00

1

SHEET 1 OF 1

City of Laredo

Planning & Zoning Commission

Meeting Date: 7/2/2026 **Preliminary Plats and Replats 9A**

SUBJECT
Preliminary consideration of the plat of The Coves at Winfield, Phase 9, and the granting of a variance to increase the maximum dead-end street length of the proposed street, Valor Drive, from 500 feet to approximately 700 feet, pursuant to Section 3-2 J. of the Subdivision Ordinance. The intent is residential.

PL-141-2026
District VI - Cm. Dr. Tyler King

PREVIOUS COUNCIL ACTION
N/A

BACKGROUND
APPLICANT: Charco Land Sales
ENGINEER: Mesquite Engineering

PROPERTY INFORMATION:
Location: Southeast of Champions Parkway and Inspiration Parkway intersection
Size: Approximately 23.49 acres, more or less
Proposed Development: 75 lots
Current Zoning: R-1 (Single Family Residential District)
Council District: District VI - Cm. Dr. Tyler King

COMMITTEE RECOMMENDATION
N/A

STAFF RECOMMENDATION
Staff does not support the requested variance as there is no undue hardship that deprives the owner from the reasonable use of the land and no unusual physical characteristics exist.

APPROVE SUBJECT TO THE FOLLOWING COMMENTS:
Planning:
1. The proposed length of Valor Drive is approximately 776 feet, more or less. Pursuant to Section 3.2. J. of the Subdivision Ordinance, permanently designed dead-end streets shall not exceed 500 feet in length. If the Planning and Zoning Commission does not grant the requested variance, please revise the street length to comply with this requirement.

2. The proposed continuous street length of Independence Way is approximately 1,541 feet, which exceeds the maximum permitted length of 1,000 feet for local residential streets pursuant to Section

3.2.N.2.a of the Subdivision Ordinance. If the intent is to exceed this standard, coordinate with the Traffic Department and provide documentation demonstrating compliance with Section 3.2.N.3.a. regarding approved traffic calming devices for consideration by the Planning and Zoning Commission pursuant to Section 3.2.N.1.a. of the Subdivision Ordinance. Otherwise, revise the street layout to comply with this section.

3. The proposed intersection of Patriot Dreams Way and Freedom Drive within Phase 11 appears to create street jogs of less than 300 feet with the two (2) proposed intersections of Independence Way and Patriot Dreams Way within Phase 9. Pursuant to Section 3.2 F. of the Subdivision Ordinance, street jogs with centerline effects of less than 300 feet shall be avoided. Please revise the street alignment accordingly.

4. A gas gathering facility and associated pipeline appear to be located northeast of the proposed subdivision phase. However, it is not identified on the plat. Based on Railroad Commission GIS mapping and available aerial imagery, a gas transmission line may be located within 200 feet of the subdivision boundary. Verify the location and size of any existing gas transmission lines adjacent to or within the vicinity of the proposed development, and label them on the plat.

If applicable, provide the required no-build zone in accordance with Section 24.77.2 (12) of the Land Development Code. This section requires a minimum 200-foot setback from existing wellheads and related oil, natural gas, or hydrocarbon storage facilities. In addition, transmission lines four (4) inches or greater in diameter shall be provided with a 50-foot no-build zone, measured as 25 feet from the outermost edge of the transmission line on each side.

5. Revise Plat Note No. 2 to state the following: “All curb cuts shall comply with the Standard Technical Specification Manual, as may be amended from time to time.”

6. Revise the phase number shown in the Planning and Zoning Commission approval certificate, as it incorrectly identifies the subdivision as Phase 11.

7. Revise the proposed street name “Independence Way,” as the street name “Independence” already exists within the Heritage Park Subdivision near US Highway 59. Provide an alternative street name to avoid duplication and potential addressing conflicts.

8. 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).

9. Identify all easements.

10. All improvements as per the Subdivision Ordinance.

Parks:
1. Please schedule a meeting with Parks Staff to discuss Parkland Agreement.

Fire:
1. Independence Way. Remoteness of exists. Where two fire apparatus roads are required (over 30 units) they shall be placed a distance apart equal to not less than one half of the length of overall

diagonal dimension of lot or area to be served measured in straight line between accesses.

2. Inspiration Parkway. Dead-fire apparatus roads in excess of 150 feet require a turn around. (120-foot hammerhead, 600-foot Y, 96-foot cul-de-sac).

3. Fire hydrant required every 500 feet for residential development.

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. Ensure that proposed curves can handle a speed of 30 mph (as per Subdivision Ordinance Handbook, Section 3-2)

4. Street curves should be design with as large radius curve as practical, with a minimum radius of 100 feet (AASHTO).

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

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

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

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

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

MESQUITE ENGINEERING
KILLAM DEVELOPMENT, LTD.
1501 Matamoros St.
Laredo, Texas 78040
(956) 724-7141
TX Engineering Firm# F-23558

June 23, 2026

Members of the Planning & Zoning Commission
c/o City of Laredo Planning Dept.
1413 Houston St.
Laredo, Texas 78040

RE: The Coves at Winfield Phase 9 – Preliminary Plat– Request for Variance

Dear Ms. Guerra and Members of the Planning & Zoning Commission:

Mesquite Engineering has submitted, for your approval, the preliminary plat for the above referenced project. This 23.49-acre subdivision consists of seventy-five (75) residential lots and is located east of Bob Bullock Loop (Loop 20) and southeast of the intersection of Inspiration Parkway and Champions Way; its intent is residential.

The Code of Ordinances – City of Laredo, Texas, Appendix B, Chapter III, Section 3-2: Streets and Alleys states as follows:

> "J. Dead End Streets, designed to be so permanently, shall not be longer than five hundred (500) feet or twenty-four dwelling units, and shall be provided at the closed end with a turn-around having an outside roadway diameter of at least one hundred (100) feet, and a street property line diameter of at least one hundred and twenty (120) feet."

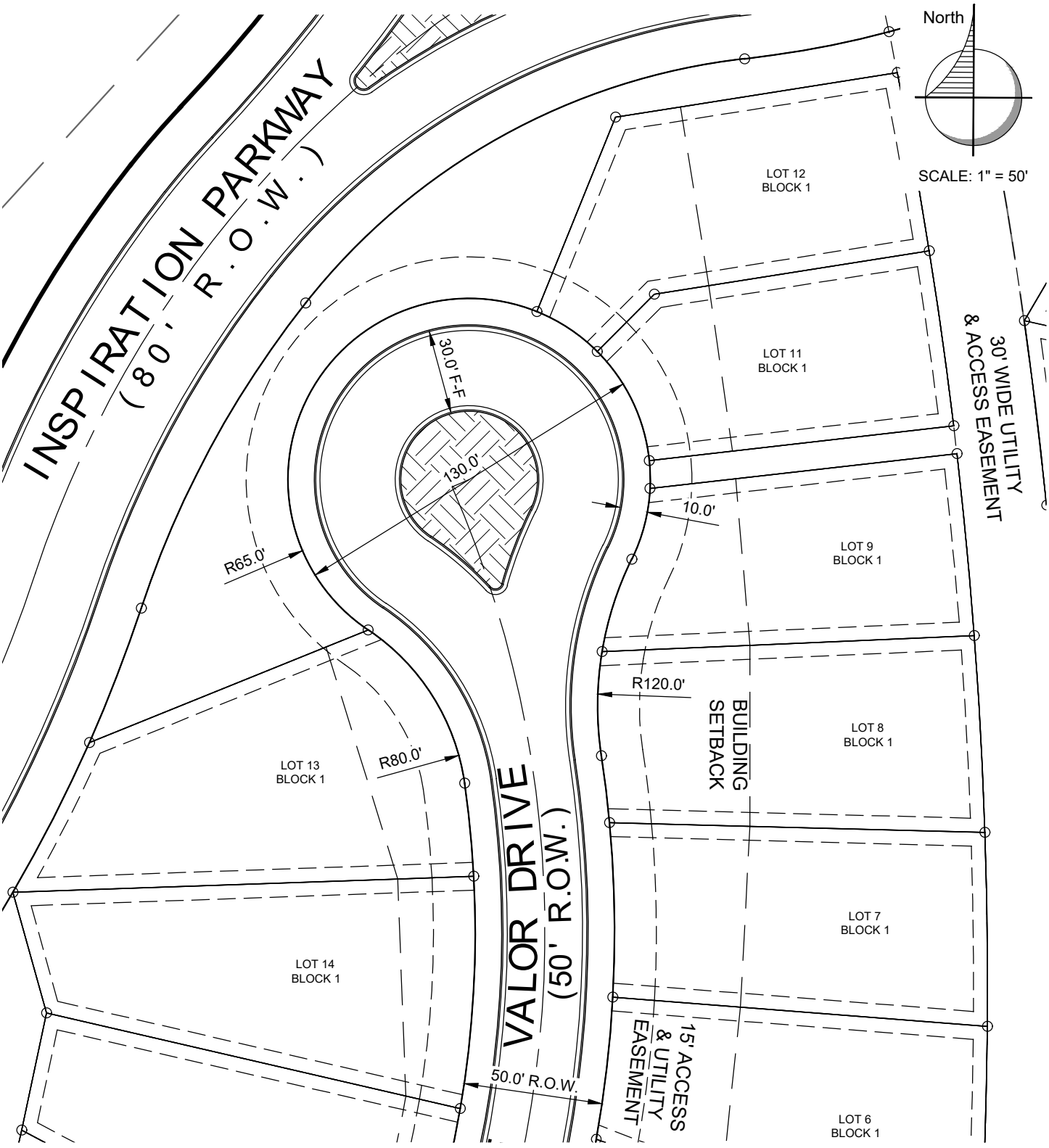
We respectfully request a variance to increase the maximum dead end block length from 500 linear feet to 700 linear feet running from the centerline of Champions Way along the centerline of Valor Dr. (50' R.O.W.) to the center of the proposed Cul-de-Sac.

Please be advised that the proposed Cul-de-Sac will be designed to provide continuous traffic flow through the Cul-de-Sac via a 30-foot-wide traffic lane around an island (see attached). And, as required, no more than 24 residential dwelling units along these streets are being proposed. The final layout will be coordinated with the Traffic and Fire Department during the design phase as we proceed thru the One-Stop-Shop process, as required.

Your prompt attention to our request is greatly appreciated. Should you have any questions, please call.

Sincerely,

Chris Burns, PE,
Civil Engineer



EXHIBIT

PROJECT: VALOR DRIVE - CUL-DE-SAC DIMENSIONS

MESQUITE ENGINEERING

1501 MATAMOROS ST - LAREDO, TEXAS 78040
PHONE: (956) 724-7141
TBPE FIRM REGISTRATION No. F-23558

MESQUITE ENGINEERING
KILLAM DEVELOPMENT, LTD.

1501 Matamoros St.
Laredo, TX 78040
(956) 724-7141
TX Certificate of Registration No. F-23558

June 17, 2026

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

Mr. Juan M. Narvaez Jr
Chairman
City of Laredo -Planning & Zoning Commission
1110 Houston Street 2nd Floor
Laredo, Texas 78040

Re: The Coves at Winfield Phase 9

Ms. Guerra & Mr. Narvaez

Please be advised that we are requesting to install utilities within a front yard utility easement on the above referenced project. We are providing this letter as our written notice of such per City of Laredo Subdivision Ordinance requirements.

Should you have any questions, please call.

Sincerely

Vince Martinez
Civil Engineer

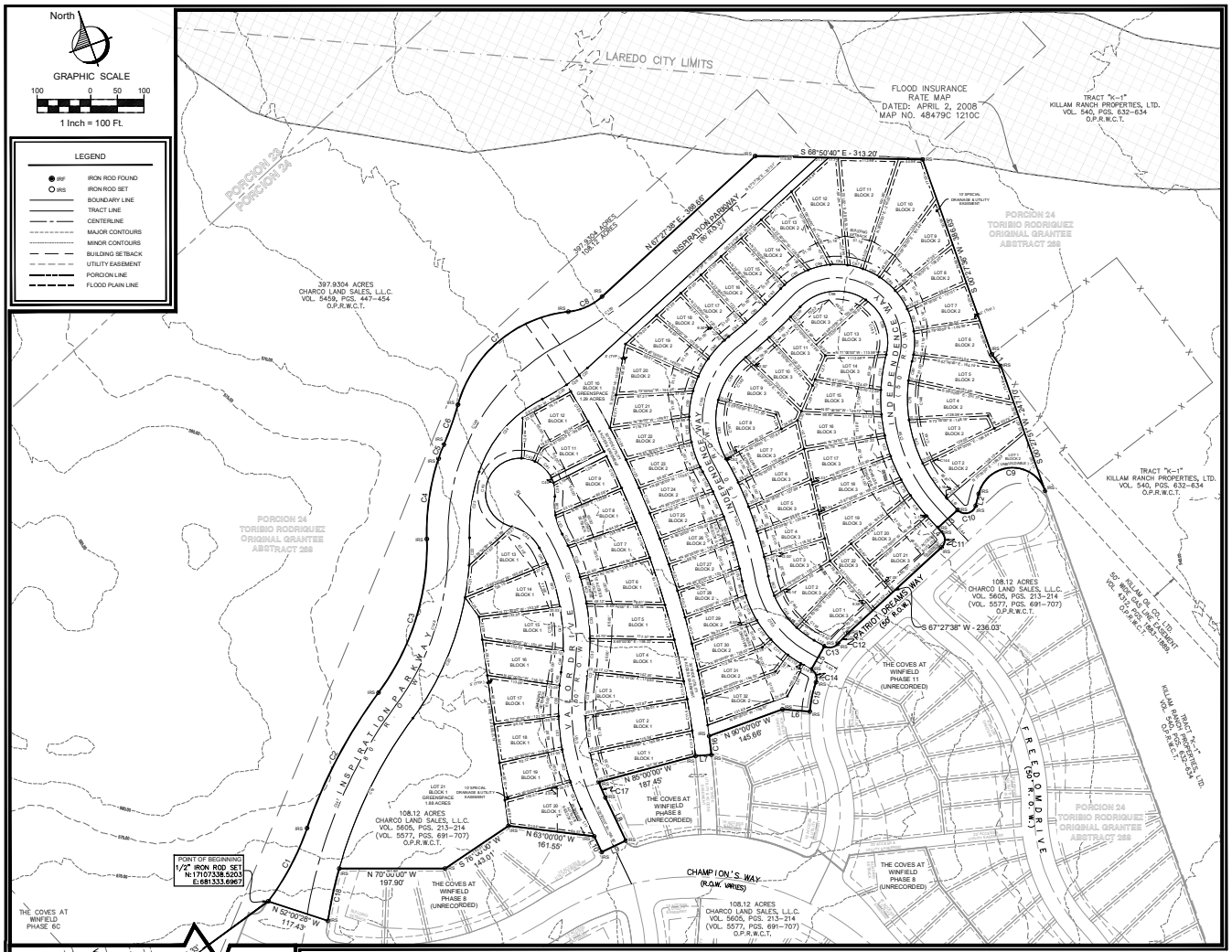
XC: Mesquite Engineering Files

AERIAL LOCATION MAP



PLAT NOTES

1. SIDEWALK, 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. THE MINIMUM SETBACK SHALL BE DETERMINED BASED ON THE CURRENT ZONING IN ACCORDANCE TO SECTION 24.77.1 OF THE LAREDO LAND DEVELOPMENT CODE. FRONT YARD SETBACKS PER PLAT.
4. COMMENCING POINT FOR 23.49 ACRE TRACT: A ½" IRON ROD FOUND AT THE NORTH RIGHT-OF-WAY LINE OF INSPIRATION PARKWAY (GPS: N:17107069.2300, E:680402.5200)
5. BY GRAPHICALLY PLOTTING, THIS PARCEL WAS DETERMINED TO NOT BE WITHIN A 100 YEAR FREQUENCY FLOOD ZONE AS PER FLOOD INSURANCE RATE MAPS FOR WEBB COUNTY, TEXAS COMMUNITY PANEL No. 48479C1205C & 48479C1210C WITH AN EFFECTIVE DATE: APRIL 2, 2008.
6. ALL SPECIAL DRAINAGE & UTILITY EASEMENTS ARE 10' WIDE (5' ON EACH SIDE OF LOT LINES) UNLESS SPECIFIED OTHERWISE. DRAINAGE STRUCTURES MAY BE PLACED WITHIN THESE EASEMENTS.
7. REAR FENCES OF PROPERTIES ABUTTING SWALES SHALL BE CONSTRUCTED IN SUCH A WAY NOT TO IMPEDE WATER FLOW.
8. THE HOMEOWNERS ASSOCIATION (HOA) WILL MAINTAIN UNBUILDABLE LOTS.
9. THE HOMEOWNERS ASSOCIATION (HOA) WILL MAINTAIN ISLANDS ON CUL-DE-SACS.
10. THE HOMEOWNERS ASSOCIATION (HOA) WILL MAINTAIN THE NO PARKING, ONE WAY, AND RED PAINTED FIRE LANE CURB IMPROVEMENTS IN ALL THE CUL-DE-SAC PROPOSED MEDIANS.
11. ALL DRIVEWAYS ALONG CHAMPIONS WAY SHALL BE CONSTRUCTED IN SUCH A WAY THAT VEHICLES DO NOT REVERSE ON TO STREET, i.e. CIRCULAR, HAMMERHEADS, AND MUST BE APPROVED BY THE CITY OF LAREDO THROUGH THE BUILDING PERMITTING PROCESS.
12. GARAGE ON SIDE OF LOT AT CORNER LOTS SHALL HAVE A MINIMUM OF 20 FEET SETBACK.
13. EROSION, SEDIMENT, AND STORMWATER CONTROLS ARE REQUIRED FOR ALL LOT CONSTRUCTION, INCLUDING SINGLE-FAMILY, MULTIFAMILY, AND COMMERCIAL PROJECTS, DURING THE BUILDING PROCESS. THE LOT OWNER OR BUILDER IS RESPONSIBLE FOR INSTALLING AND MAINTAINING BEST MANAGEMENT PRACTICES (BMPs), 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.





VICINITY MAP SCALE: 1" = 2000'

PLAT NOTES

1. SIDEWALK, 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. THE MINIMUM SETBACK SHALL BE DETERMINED BASED ON THE CURRENT ZONING IN ACCORDANCE TO SECTION 24.77.1 OF THE LAREDO LAND DEVELOPMENT CODE. FRONT YARD SETBACKS PER PLAT.
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11. ALL DRIVEWAYS ALONG CHAMPIONS WAY SHALL BE CONSTRUCTED IN SUCH A WAY THAT VEHICLES DO NOT REVERSE ON TO STREET, i.e. CIRCULAR, HAMMERHEADS, AND MUST BE APPROVED BY THE CITY OF LAREDO THROUGH THE BUILDING PERMITTING PROCESS.
12. GARAGE ON SIDE OF LOT AT CORNER LOTS SHALL HAVE A MINIMUM OF 20 FEET SETBACK.
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PARCEL TABLE BLOCK 1	
PARCEL #	AREA
LOT 1	10,107.36 SQ. FT.
LOT 2	12,602.27 SQ. FT.
LOT 3	10,860.40 SQ. FT.
LOT 4	11,613.01 SQ. FT.
LOT 5	9,871.29 SQ. FT.
LOT 6	9,930.95 SQ. FT.
LOT 7	8,863.32 SQ. FT.
LOT 8	8,971.88 SQ. FT.
LOT 9	7,494.55 SQ. FT.
LOT 10	56,132.23 SQ. FT.
LOT 11	6,919.92 SQ. FT.
LOT 12	8,318.37 SQ. FT.
LOT 13	10,324.81 SQ. FT.
LOT 14	10,020.91 SQ. FT.
LOT 15	9,558.15 SQ. FT.
LOT 16	9,401.27 SQ. FT.
LOT 17	9,434.04 SQ. FT.
LOT 18	8,106.29 SQ. FT.
LOT 19	8,196.19 SQ. FT.
LOT 20	10,594.17 SQ. FT.
LOT 21	81,770.61 SQ. FT.

PARCEL TABLE BLOCK 2		PARCEL TABLE BLOCK 2	
PARCEL #	AREA	PARCEL #	AREA
LOT 1	6,847.60 SQ. FT.	LOT 17	8,177.83 SQ. FT.
LOT 2	11,028.77 SQ. FT.	LOT 18	6,544.43 SQ. FT.
LOT 3	8,269.24 SQ. FT.	LOT 19	7,726.88 SQ. FT.
LOT 4	10,316.20 SQ. FT.	LOT 20	8,923.18 SQ. FT.
LOT 5	10,390.21 SQ. FT.	LOT 21	7,857.29 SQ. FT.
LOT 6	8,892.93 SQ. FT.	LOT 22	7,833.94 SQ. FT.
LOT 7	7,165.74 SQ. FT.	LOT 23	6,558.53 SQ. FT.
LOT 8	7,415.13 SQ. FT.	LOT 24	6,256.09 SQ. FT.
LOT 9	9,398.14 SQ. FT.	LOT 25	6,412.95 SQ. FT.
LOT 10	14,453.51 SQ. FT.	LOT 26	6,449.73 SQ. FT.
LOT 11	14,478.63 SQ. FT.	LOT 27	6,398.32 SQ. FT.
LOT 12	12,054.77 SQ. FT.	LOT 28	6,223.89 SQ. FT.
LOT 13	8,117.92 SQ. FT.	LOT 29	6,309.71 SQ. FT.
LOT 14	6,253.47 SQ. FT.	LOT 30	7,001.63 SQ. FT.
LOT 15	6,160.26 SQ. FT.	LOT 31	8,272.04 SQ. FT.
LOT 16	6,234.16 SQ. FT.	LOT 32	9,722.23 SQ. FT.

PARCEL TABLE BLOCK 3	
PARCEL #	AREA
LOT 1	9,371.08 SQ. FT.
LOT 2	7,213.25 SQ. FT.
LOT 3	7,020.64 SQ. FT.
LOT 4	6,195.67 SQ. FT.
LOT 5	6,619.61 SQ. FT.
LOT 6	7,068.39 SQ. FT.
LOT 7	7,498.07 SQ. FT.
LOT 8	8,188.79 SQ. FT.
LOT 9	9,067.48 SQ. FT.
LOT 10	7,065.19 SQ. FT.
LOT 11	6,047.28 SQ. FT.
LOT 12	7,381.75 SQ. FT.
LOT 13	8,804.17 SQ. FT.
LOT 14	6,605.53 SQ. FT.
LOT 15	7,287.72 SQ. FT.
LOT 16	8,612.55 SQ. FT.
LOT 17	8,355.90 SQ. FT.
LOT 18	8,355.32 SQ. FT.
LOT 19	10,634.93 SQ. FT.
LOT 20	7,250.76 SQ. FT.
LOT 21	8,983.84 SQ. FT.
LOT 22	6,186.12 SQ. FT.

LINE TABLE			LINE TABLE			LINE TABLE			LINE TABLE		
LINE #	LENGTH	DIRECTION	LINE #	LENGTH	DIRECTION	LINE #	LENGTH	DIRECTION	LINE #	LENGTH	DIRECTION
L1	27.83'	S 17°36'13" E	L12	22.33'	N 40°20'04" W	L23	29.08'	N 45°00'00" E	L34	48.85'	S 07°00'00" W
L2	22.75'	S 34°09'19" W	L13	2.39'	S 22°32'22" E	L24	75.34'	S 22°00'00" W	L35	8.05'	S 07°00'00" W
L3	50.00'	S 67°27'38" W	L14	29.30'	S 22°32'22" E	L25	44.98'	N 15°33'30" W	L36	46.18'	S 07°00'00" W
L4	11.40'	S 22°32'22" E	L15	28.90'	N 22°32'22" W	L26	28.86'	S 00°00'00" E	L37	43.23'	S 07°00'00" W
L5	50.00'	S 49°39'56" W	L16	2.79'	N 22°32'22" W	L27	48.70'	S 43°26'56" W	L38	26.38'	S 06°00'00" E
L6	51.41'	N 65°16'27" W	L17	6.54'	S 40°20'04" E	L28	12.16'	S 43°26'56" W	L39	21.77'	S 68°00'00" W
L7	30.02'	N 74°20'01" W	L18	15.79'	S 40°20'04" E	L29	52.50'	S 43°26'56" W	L40	38.37'	S 57°00'00" W
L8	89.09'	S 05°20'03" E	L19	30.99'	N 83°30'00" E	L30	18.61'	S 43°26'56" W	L41	65.49'	S 48°00'00" W
L9	50.00'	S 84°39'57" W	L20	79.91'	N 83°30'00" E	L31	54.79'	S 07°00'00" W	L42	6.63'	N 66°26'56" E
L10	32.65'	N 05°20'03" W	L21	30.13'	N 83°30'00" E	L32	58.66'	S 07°00'00" W	L43	63.16'	N 40°20'04" W
L11	56.44'	S 05°20'05" E	L22	79.88'	N 83°30'00" E	L33	10.06'	S 07°00'00" W	L44	88.08'	S 22°32'22" E

RELEASED UNDER THE AUTHORITY OF
CHRISTOPHER P. BURNS, P.E. TX 137054
FOR INTERNAL REVIEW ONLY
NOT FOR CONSTRUCTION
MAY 18, 2026

SURVEYOR:
SECA ENGINEERING, L.L.C.
CIVIL ENGINEERING • LAND SURVEYING
1701 JACAMAN ROAD, STE. 113 LAREDO, TEXAS 78041
(956) 568-2020
TBPE FIRM REGISTRATION No. F-10071
TBPLS FIRM REGISTRATION No. 10075401

ENGINEER:
MESQUITE ENGINEERING
9501 MAYMORR ST. LAREDO, TEXAS 78040
(956) 568-2020
TBPE FIRM REGISTRATION No. F-12858

PRELIMINARY PLAT
THE COVES AT WINFIELD
PHASE 9

A TRACT OF LAND CONTAINING 23.49 ACRES OF LAND MORE OR LESS, SITUATED WITHIN THE LOCAL GOVERNMENT CODE OF LAREDO, WEBB COUNTY, TEXAS, BEING A PORTION OF TRACT "K-1" KILLAM RANCH PROPERTIES, LTD. VOL. 540, PGS. 632-634 O.P.R.W.C.T., CONVEYED WITHOUT WARRANTY TO CHARCO LAND SALES, L.L.C. AS RECORDED IN VOLUME 5605, PAGES 213-214 (VOLUME 5577, PAGES 691-707) O.P.R.W.C.T., AND CONVEYED TO CHARCO LAND SALES, L.L.C. AS RECORDED IN VOLUME 5605, PAGES 213-214 (VOLUME 5577, PAGES 691-707) O.P.R.W.C.T.

CITY OF LAREDO, WEBB COUNTY, TEXAS

OWNER:
KILLAM DEVELOPMENT, LTD.
CHARCO LAND SALES, L.L.C.
4300 UNIVERSITY BLVD.
LAREDO, TEXAS 78041-1804
(956) 727-4444

SHEET NAME:
FINAL PLAT

REVISED DATE:

DRAWN BY:	A.M.
CHECKED BY:	V.M.
APPROVED BY:	H.S.
JOB No.:	10-TCE (The Coves Subdivision)
FILENAME:	
DATE:	
SCALE: 24 X 36	1" = 100'
SCALE: 11 X 17	

1 of 2

CURVE TABLE						
CURVE #	LENGTH	RADIUS	DELTA	TANGENT	CHORD DIRECTION	CHORD LENGTH
C1	155.67'	500.00'	17°50'20"	78.47'	N 47°56'18" E	155.05'
C2	287.81'	940.00'	17°32'35"	145.04'	N 47°47'26" E	286.69'
C3	306.92'	460.00'	38°13'41"	159.42'	N 37°26'53" E	301.25'
C4	152.93'	440.00'	19°54'52"	77.25'	N 28°17'28" E	152.16'
C5	27.40'	314.00'	4°59'57"	13.71'	N 40°44'53" E	27.39'
C6	79.76'	606.30'	7°32'14"	39.94'	N 39°28'45" E	79.70'
C7	286.57'	240.00'	68°24'48"	163.14'	N 69°55'02" E	269.85'
C8	70.39'	110.00'	36°39'48"	36.45'	N 85°47'32" E	69.19'
C9	165.97'	65.00'	146°17'47"	214.59'	N 72°41'10" W	124.42'
C10	42.22'	20.00'	120°57'30"	35.32'	N 83°01'07" W	34.81'
C11	31.42'	20.00'	90°00'00"	20.00'	S 22°27'38" W	28.28'
C12	28.32'	225.00'	7°12'40"	14.18'	S 63°51'18" W	28.30'
C13	27.72'	20.00'	79°24'58"	16.61'	N 80°02'33" W	25.56'
C14	27.72'	20.00'	79°24'58"	16.61'	S 00°37'35" E	25.56'
C15	56.38'	225.00'	14°21'22"	28.34'	S 31°54'13" W	56.23'
C16	35.42'	1,715.00'	1°11'00"	17.71'	S 12°53'44" W	35.42'
C17	32.00'	395.00'	4°38'28"	16.01'	S 03°00'48" E	31.99'
C18	99.99'	860.00'	6°39'41"	50.05'	S 32°13'58" W	99.93'
C19	315.19'	860.00'	20°59'55"	159.38'	N 46°03'45" E	313.43'
C20	248.19'	540.00'	26°20'03"	126.33'	N 43°23'42" E	246.01'
C21	60.44'	540.00'	6°24'46"	30.25'	N 27°01'18" E	60.41'
C22	51.66'	540.00'	5°28'52"	25.85'	N 21°04'28" E	51.64'
C23	125.13'	360.00'	19°54'52"	63.20'	N 28°17'28" E	124.50'
C24	185.09'	234.00'	45°19'14"	97.69'	N 60°54'32" E	180.30'
C25	52.78'	366.00'	8°15'45"	26.44'	N 79°26'16" E	52.73'
C26	30.13'	366.00'	4°43'03"	15.08'	N 72°56'52" E	30.13'
C27	19.99'	366.00'	3°07'43"	10.00'	N 69°01'29" E	19.98'
C28	57.70'	395.00'	8°22'00"	28.90'	N 03°29'28" E	57.65'
C29	69.75'	395.00'	10°07'02"	34.97'	N 12°44'06" E	69.66'
C30	73.58'	395.00'	10°40'20"	36.89'	N 23°07'47" E	73.47'
C31	9.37'	425.00'	1°15'46"	4.68'	N 27°50'05" E	9.37'
C32	61.59'	425.00'	8°18'10"	30.85'	N 23°03'07" E	61.53'
C33	65.49'	425.00'	8°49'43"	32.81'	N 14°29'10" E	65.42'
C34	51.38'	425.00'	6°55'34"	25.72'	N 06°36'31" E	51.35'
C35	62.69'	425.00'	8°27'07"	31.40'	N 01°04'49" W	62.64'
C36	24.16'	425.00'	3°15'25"	12.08'	N 06°56'05" W	24.15'
C37	37.54'	120.00'	17°55'27"	18.92'	N 00°23'56" E	37.39'
C38	35.02'	120.00'	16°43'07"	17.63'	N 17°43'13" E	34.89'
C39	26.37'	65.00'	23°14'29"	13.37'	N 14°27'32" E	26.19'
C40	10.05'	65.00'	8°51'22"	5.03'	N 01°35'24" W	10.04'
C41	44.22'	65.00'	38°58'56"	23.01'	N 25°30'32" W	43.38'
C42	26.09'	65.00'	23°00'00"	13.22'	N 56°30'00" W	25.92'
C43	190.76'	65.00'	168°08'49"	626.16'	S 27°56'36" W	129.31'
C44	66.95'	80.00'	47°56'59"	35.58'	S 32°10'19" E	65.01'
C45	33.59'	375.00'	5°07'58"	16.81'	S 05°37'51" E	33.58'
C46	83.70'	375.00'	12°47'16"	42.02'	S 03°19'47" W	83.52'
C47	82.74'	375.00'	12°38'28"	41.54'	S 16°02'39" W	82.57'
C48	39.93'	375.00'	6°06'05"	19.99'	S 25°24'55" W	39.91'
C49	25.13'	445.00'	3°14'10"	12.57'	S 26°50'52" W	25.13'
C50	57.50'	445.00'	7°24'11"	28.79'	S 21°31'42" W	57.46'
C51	62.62'	445.00'	8°03'45"	31.36'	S 13°47'44" W	62.57'
C52	63.62'	445.00'	8°11'28"	31.86'	S 05°40'08" W	63.56'
C53	53.65'	445.00'	6°54'26"	26.86'	S 01°52'49" E	53.61'
C54	40.21'	175.00'	13°09'57"	20.20'	N 33°45'08" W	40.12'
C55	73.42'	175.00'	24°02'20"	37.26'	N 15°08'57" W	72.89'
C56	38.32'	175.00'	12°32'51"	19.24'	N 03°08'38" E	38.25'
C57	36.80'	725.00'	2°54'29"	18.40'	N 07°57'50" E	36.79'
C58	49.91'	725.00'	3°56'40"	24.97'	N 04°32'15" E	49.90'
C59	48.58'	725.00'	3°50'21"	24.30'	N 00°38'44" E	48.57'
C60	49.24'	725.00'	3°53'30"	24.63'	N 03°13'11" W	49.23'
C61	50.05'	725.00'	3°57'19"	25.03'	N 07°08'36" W	50.04'
C62	0.47'	150.00'	0°10'53"	0.24'	N 09°01'48" W	0.47'
C63	112.94'	150.00'	43°08'23"	59.30'	N 12°37'46" E	110.29'
C64	96.46'	150.00'	36°50'44"	49.96'	N 52°37'23" E	94.81'
C65	57.87'	1,050.00'	3°09'29"	28.94'	N 69°28'01" E	57.87'
C66	55.34'	1,050.00'	3°01'12"	27.68'	N 66°22'40" E	55.34'
C67	25.82'	1,050.00'	1°24'32"	12.91'	N 64°09'49" E	25.82'
C68	134.28'	95.00'	80°59'20"	81.12'	S 76°02'47" E	123.38'
C69	116.13'	95.00'	70°02'30"	66.57'	S 00°31'52" E	109.04'
C70	67.03'	325.00'	11°49'05"	33.63'	S 28°34'53" W	66.91'
C71	45.75'	325.00'	8°03'53"	22.91'	S 18°38'26" W	45.71'
C72	40.17'	325.00'	7°04'55"	20.11'	S 11°04'02" W	40.15'
C73	40.24'	325.00'	7°05'36"	20.14'	S 03°58'47" W	40.21'
C74	47.93'	325.00'	8°26'57"	24.01'	S 03°47'30" E	47.88'
C75	34.59'	325.00'	6°05'54"	17.31'	S 11°03'55" E	34.58'
C76	47.79'	325.00'	8°25'30"	23.94'	S 18°19'37" E	47.75'
C77	77.52'	275.00'	16°09'01"	39.02'	N 14°27'52" W	77.26'
C78	85.57'	275.00'	17°49'42"	43.13'	N 02°31'30" E	85.22'
C79	73.76'	275.00'	15°22'06"	37.10'	N 19°07'24" E	73.54'

CURVE TABLE						
CURVE #	LENGTH	RADIUS	DELTA	TANGENT	CHORD DIRECTION	CHORD LENGTH
C80	36.87'	275.00'	7°40'56"	18.46'	N 30°38'56" E	36.84'
C81	12.46'	145.00'	4°55'19"	6.23'	N 32°01'44" E	12.45'
C82	44.30'	145.00'	17°30'11"	22.32'	N 20°48'59" E	44.12'
C83	43.23'	145.00'	17°04'55"	21.78'	N 03°31'28" E	43.07'
C84	41.31'	145.00'	16°19'26"	20.80'	N 13°10'45" W	41.17'
C85	39.16'	145.00'	15°28'31"	19.70'	N 29°04'43" W	39.04'
C86	34.68'	145.00'	13°42'08"	17.42'	N 43°40'03" W	34.59'
C87	29.53'	145.00'	11°40'09"	14.82'	N 58°21'11" W	29.48'
C88	32.38'	145.00'	12°47'45"	16.26'	N 68°35'08" W	32.32'
C89	42.84'	145.00'	16°55'46"	21.58'	N 83°26'53" W	42.69'
C90	52.20'	145.00'	20°37'31"	26.38'	S 77°46'28" W	51.92'
C91	10.13'	145.00'	4°00'10"	5.07'	S 65°27'38" W	10.13'
C92	40.91'	1,000.00'	2°20'39"	20.46'	S 64°37'52" W	40.91'
C93	51.01'	1,000.00'	2°55'21"	25.51'	S 67°16'52" W	51.00'
C94	40.49'	1,000.00'	2°19'13"	20.25'	S 69°53'09" W	40.49'
C95	10.57'	200.00'	3°01'42"	5.29'	S 69°31'54" W	10.57'
C96	46.28'	200.00'	13°15'25"	23.24'	S 61°23'20" W	46.17'
C97	38.00'	200.00'	10°53'06"	19.06'	S 49°19'04" W	37.94'
C98	28.81'	200.00'	8°15'13"	14.43'	S 39°44'55" W	28.79'
C99	49.06'	200.00'	14°03'19"	24.65'	S 28°35'40" W	48.94'
C100	47.79'	200.00'	13°41'29"	24.01'	S 14°43'16" W	47.68'
C101	49.41'	200.00'	14°09'19"	24.83'	S 00°47'52" W	49.29'
C102	9.92'	200.00'	2°50'28"	4.96'	S 07°42'01" E	9.92'
C103	41.65'	675.00'	3°32'06"	20.83'	S 07°21'12" E	41.64'
C104	51.16'	675.00'	4°20'35"	25.59'	S 03°24'52" E	51.15'
C105	51.01'	675.00'	4°19'48"	25.52'	S 00°55'19" W	51.00'
C106	50.87'	675.00'	4°19'04"	25.45'	S 05°14'45" W	50.86'
C107	23.71'	675.00'	2°00'47"	11.86'	S 08°24'41" W	23.71'
C108	27.42'	225.00'	6°58'58"	13.73'	S 05°50'35" W	27.40'
C109	51.24'	225.00'	13°02'54"	25.73'	S 04°05'21" E	51.13'
C110	44.71'	225.00'	11°23'12"	22.43'	S 16°18'24" E	44.64'
C111	43.20'	225.00'	11°00'00"	21.67'	S 27°30'00" E	43.13'
C112	28.80'	225.00'	7°20'04"	14.42'	S 34°40'02" E	28.78'
C113	47.82'	1,685.00'	1°37'33"	23.91'	S 12°38'08" W	47.81'
C114	59.39'	1,685.00'	2°01'11"	29.70'	S 10°48'49" W	59.39'
C115	34.24'	1,685.00'	1°09'51"	17.12'	S 09°13'18" W	34.24'
C116	79.45'	1,685.00'	2°42'05"	39.73'	S 07°17'20" W	79.44'
C117	67.70'	1,685.00'	2°18'07"	33.85'	S 04°47'13" W	67.69'
C118	93.08'	1,685.00'	3°09'54"	46.55'	S 02°03'13" W	93.07'
C119	69.69'	1,685.00'	2°22'10"	34.85'	S 00°42'50" E	69.68'
C120	70.83'	1,685.00'	2°24'31"	35.42'	S 03°06'10" E	70.83'
C121	65.61'	1,685.00'	2°13'52"	32.81'	S 05°25'22" E	65.61'
C122	63.49'	1,685.00'	2°09'32"	31.75'	N 07°57'28" W	63.49'
C123	65.02'	1,685.00'	2°12'39"	32.51'	N 10°08'34" W	65.01'
C124	66.67'	1,715.00'	2°13'38"	33.34'	S 06°54'56" E	66.66'
C125	58.43'	1,715.00'	1°57'07"	29.22'	S 04°49'34" E	58.42'
C126	51.13'	1,715.00'	1°42'29"	25.56'	S 02°59'46" E	51.12'
C127	51.04'	1,715.00'	1°42'19"	25.52'	S 01°17'22" E	51.04'
C128	51.00'	1,715.00'	1°42'14"	25.50'	S 00°24'55" W	51.00'
C129	51.80'	1,715.00'	1°43'51"	25.90'	S 02°07'57" W	51.80'
C130	51.91'	1,715.00'	1°44'04"	25.96'	S 03°51'55" W	51.91'
C131	51.25'	1,715.00'	1°42'43"	25.62'	S 05°35'18" W	51.24'
C132	51.42'	1,715.00'	1°43'04"	25.71'	S 07°18'12" W	51.42'
C133	51.64'	1,715.00'	1°43'31"	25.82'	S 09°01'29" W	51.64'
C134	51.91'	1,715.00'	1°44'04"	25.96'	S 10°45'17" W	51.91'
C135	56.66'	375.00'	8°39'24"	28.38'	N 03°19'51" E	56.60'
C136	68.71'	375.00'	10°29'55"	34.45'	N 12°54'30" E	68.62'
C137	77.71'	375.00'	11°52'21"	38.99'	N 24°05'39" E	77.57'
C138	77.49'	355.00'	12°30'26"	38.90'	S 15°47'33" W	77.34'
C139	41.04'	155.00'	15°10'12"	20.64'	N 34°48'32" W	40.92'
C140	68.22'	155.00'	25°12'59"	34.67'	N 14°34'56" W	67.67'
C141	98.28'	130.00'	43°18'55"	51.62'	N 12°34'24" E	95.96'
C142	86.01'	130.00'	37°54'20"	44.64'	N 53°11'02" E	84.45'
C143	102.15'	75.00'	78°02'19"	60.78'	S 00°14'49" E	94.44'
C144	9.45'	255.00'	2°07'26"	4.73'	N 07°28'54" W	9.45'
C145	77.53'	255.00'	17°25'16"	39.07'	N 02°17'27" E	77.24'
C146	68.53'	255.00'	15°23'51"	34.47'	N 18°42'00" E	68.32'
C147	428.09'	900.00'	27°15'11"	218.17'	N 42°56'08" E	424.06'
C148	333.60'	500.00'	38°13'41"	173.28'	N 37°26'53" E	327.45'
C149	441.93'	400.00'	63°18'06"	246.57'	N 49°59'05" E	419.79'
C150	222.66'	900.00'	14°10'30"	111.90'	N 74°32'53" E	222.09'
C151	247.77'	420.00'	33°48'00"	127.61'	N 11°35'57" E	244.19'
C152	363.15'	400.00'	52°01'00"	195.17'	N 02°27'28" E	350.81'
C153	173.67'	200.00'	49°45'08"	92.74'	N 15°27'30" W	168.26'
C154	226.49'	700.00'	18°32'20"	114.25'	N 00°08'54" E	225.51'
C155	244.86'	175.00'	80°10'00"	147.28'	N 30°57'45" E	225.37'
C156	135.72'	1,025.00'	7°35'12"	67.96'	N 67°15'09" E	135.63'
C157	316.32'	120.00'	151°01'50"	464.52'	S 41°01'32" E	232.37'
C158	298.60'	300.00'	57°01'45"	162.99'	S 05°58'30" W	286.43'

LEGAL DESCRIPTION for a TRACT OF LAND containing 23.49 acres, more or less, situated in Porcion 24, Toribio Rodriguez, Original Grantee, Abstract 268, Webb County, Texas.

A tract of land containing 23.49 acres, more or less, situated in Porcion 24, Toribio Rodriguez, Original Grantee, Abstract 268, Webb County, Texas, and being partially out of a tract of land called to contain 108.12 acres, more or less, conveyed to Charco Land Sales, L.C.C., as described and recorded in Volume 5605, Pages 213-214 (Volume 5577, Pages 691-707), Official Public Records of Webb County, Texas, and partially out of a tract of land called to contain 397.9304 acres, more or less, conveyed to Charco Land Sales, L.L.C., as described and recorded in Volume 5459, Pages 447-454, Official Public Records of Webb County, Texas, said tract of land containing 23.49 acres, more or less, being more or less described by the metes and bounds as follows:

COMMENCING at a ½" iron rod (GPS: N:17107069.2300 E:680402.5200) found on the east right-of-way line of Victory Drive (60' R.O.W.), as per the plat of The Coves at Winfield, Phase 2, as recorded in Volume 39, Page 3, Plat Records of Webb County, Texas, **THENCE**, N 73° 52' 14" E, a distance of 969.33 feet to a set ½" iron rod (GPS: N:17107338.5203 E:681333.6967), same being the **POINT OF BEGINNING** of this tract of land containing 23.49 acres, more or less, and the point of curvature of a 500.00-radius curve to the left, having a delta of 17° 50' 20", a tangent of 78.47, and a chord of N 47° 56' 18" E – 155.05 feet, an exterior corner hereof;

THENCE, along the arc of said 500.00-foot radius curve to the left, a distance of 155.67 feet to a set ½" iron rod, same being the point of curvature of a 940.00-foot radius curve to the right, having a delta of 17° 32' 35, a tangent of 145.04 feet, and a chord of N 47° 47' 26" E – 286.69 feet;

THENCE, along the arc of said 940.00-foot radius curve to the right, a distance of 287.81 feet to a set ½" iron rod, same being the point of curvature of a 460.00-foot radius curve to the left, having a delta of 38° 13' 41", a tangent of 159.42 feet, and a chord of N 37° 26' 53" E – 301.25 feet;

THENCE, along the arc of said 460.00-foot radius curve to the left, a distance of 306.92 feet to a set ½" iron rod, same being the point of curvature of a 440.00-foot radius curve to the right, having a delta of 19° 54' 52", a tangent of 77.25 feet, and a chord of N 28° 17' 28" E – 152.16 feet;

THENCE, along the arc of said 440.00-foot radius curve to the right, a distance of 152.93 feet to a set ½" iron rod, same being the point of curvature of a 314.00-foot radius curve to the right, having a delta of 04° 59' 57", a tangent of 13.71 feet, and a chord of N 40° 44' 53" E – 27.39 feet;

THENCE, along the arc of said 314.00-foot radius curve to the right, a distance of 27.40 feet to a set ½" iron rod, same being the point of curvature of a 606.30-foot radius curve to the left, having a delta of 07° 32' 14", a tangent of 39.94 feet, and a chord of N 39° 28' 45" E – 79.70 feet;

THENCE, along the arc of said 606.30-foot radius curve to the left, a distance of 79.76 feet to a set ½" iron rod, same being the point of curvature of a 240.00-foot radius curve to the right, having a delta of 68° 24' 48", a tangent of 163.14 feet, and a chord of N 69° 55' 02" E – 269.85 feet;

THENCE, along the arc of said 240.00-foot radius curve to the right, a distance of 286.57 feet to a set ½" iron rod, same being the point of curvature of a 110.00-foot radius curve to the left, having a delta of 36° 39' 48", a tangent of 36.45 feet, and a chord of N 85° 47' 32" E – 69.19 feet;

THENCE, along the arc of said 110.00-foot radius curve to the left, a distance of 70.39 feet to a set ½" iron rod;

THENCE, N 67° 27' 38" E, a distance of 388.66 feet to a set ½" iron rod, an exterior corner hereof;

THENCE, S 68° 50' 40" E, a distance of 313.20 feet to a set ½" iron rod, same being on the present city limits of the City of Laredo, an exterior corner hereof;

THENCE, along the present city limits of the City of Laredo, the following bearings and distances:

THENCE, S 00° 27' 36" W, a distance of 386.63 feet to a set ½" iron rod, an interior corner hereof;

THENCE, S 17° 36' 13" E, a distance of 27.83 feet to a set ½" iron rod, an exterior corner hereof;

THENCE, S 00° 27' 51" W, a distance of 247.70 feet to a set ½" iron rod, same being the point of curvature of a 65.00-foot radius curve to the left, having a delta of 146° 17' 47", a tangent of 214.59 feet, and a chord of N 72° 41' 10" W – 124.42 feet, an exterior corner hereof;

THENCE, along the arc of said 65.00-foot radius curve to the left, a distance of 165.97 feet to a set ½" iron rod;

THENCE, S 34° 09' 19" W, a distance of 22.75 feet to a set ½" iron rod, same being the point of curvature of a 20.00-foot radius curve to the right, having a delta of 120° 57' 30", a tangent of 35.32 feet, and a chord of N 83° 01' 07" W – 34.81 feet;

THENCE, along the arc of said 20.00-foot radius curve to the right, a distance of 42.22 feet to a set ½" iron rod, an interior corner hereof;

THENCE, S 67° 27' 38" w, a distance of 50.00 feet to a set ½" iron rod, an interior corner hereof;

THENCE, S 22° 32' 22" W, a distance of 11.40 feet to a set ½" iron rod, same being the point of curvature of a 20.00-foot radius curve to the right, having a delta of 90° 00' 00", a tangent of 20.00 feet, and a chord of S 22° 27' 38" W – 28.28 feet;

THENCE, along the arc of said 20.00-foot radius curve to the right, a distance of 31.42 feet to a set ½" iron rod;

THENCE, S 67° 27' 38" W, a distance of 236.03 feet to a set ½" iron rod, same being the point of curvature of a 225.00-foot radius curve to the left, having a delta of 07° 12' 40", a tangent of 14.18, and a chord of S 63° 51' 18" W – 28.30 feet;

THENCE, along the arc of said 225.00-foot radius curve to the left, a distance of 28.30 feet to a set ½" iron rod, same being the point of curvature of a 20.00-foot radius curve to the right, having a delta of 79° 24' 58", a tangent of 16.61 feet, and a chord of N 80° 02' 33" W – 25.56 feet;

THENCE, along the arc of said 20.00-foot radius curve to the right, a distance of 27.72 feet to a set ½" iron rod, an interior corner hereof;

THENCE, S 49° 39' 56" W, a distance of 50.00 feet to a set ½" iron rod, same being the point of curvature of a 20.00-foot radius curve to the right, having a delta of 79° 24' 58", a tangent of 16.61, and a chord of S 00° 37' 35" E – 25.56 feet, an interior corner hereof;

THENCE, along the arc of said 20.00-foot radius curve to the right, a distance of 27.72 feet to a set ½" iron rod, same being the point of curvature of a 225.00-foot radius curve to the left, having a delta of 14° 21' 22", a tangent of 28.34 feet, and a chord of S 31° 54' 13" W – 56.23 feet;

THENCE, along the arc of said 225.00-foot radius curve to the left, a distance of 56.38 feet to a set ½" iron rod, an exterior corner hereof;

THENCE, N 65° 16' 27" W, a distance of 51.41 feet to a set ½" iron rod, an interior corner hereof;

THENCE, WEST, a distance of 145.66 feet to a set ½" iron rod, same being the point of curvature of a 1,715.00-foot radius curve to the right, having a delta of 01° 11' 00", a tangent of 17.71 feet, and a chord of S 12° 53' 44" W – 35.42 feet, an interior corner hereof;

THENCE, along the arc of said 1,715.00-foot radius curve to the right, a distance of 35.42 feet to a set ½" iron rod, an exterior corner hereof;

THENCE, N 74° 20' 01" W, a distance of 30.02 feet to a set ½" iron rod, an interior corner hereof;

THENCE, N 85° 00' 00" W, a distance of 187.45 feet to a set ½" iron rod, same being the point of curvature of a 395.00-foot radius curve to the right, having a delta of 04° 38' 28", a tangent of 16.01 feet, and a chord of S 03° 00' 48" E – 31.99 feet, an interior corner hereof;

THENCE, along the arc of said 395.00-foot radius curve to the right, a distance of 32.00 feet to a set ½" iron rod;

THENCE, S 05° 20' 03" E, a distance of 89.09 feet to a set ½" iron rod, an exterior corner hereof;

THENCE, S 84° 39' 57" W, a distance of 50.00 feet to a set ½" iron rod, an interior corner hereof;

THENCE, N 05° 20' 03" W, a distance of 32.65 feet to a set ½" iron rod, an interior corner hereof;

THENCE, N 63° 00' 00" W, a distance of 161.55 feet to a set ¼" iron rod, an interior corner hereof;

THENCE, S 76° 00' 00" W, a distance of 143.01 feet to a set ½" iron rod, an exterior corner hereof;

THENCE, N 70° 00' 00" W, a distance of 197.90 feet to a set ½" iron rod, same being the point of curvature of a 860.00-foot radius curve to the right, having a delta of 06° 39' 41", a tangent of 50.05 feet, and a chord of S 32° 13' 58" W – 99.93 feet, an interior corner hereof;

THENCE, along the arc of said 860.00-foot radius curve to the right, a distance of 99.99 feet to a set ½" iron rod, an exterior corner hereof;

THENCE, N 52° 00' 28" W, a distance of 117.43 to the **POINT OF BEGINNING** of this tract of land containing 23.49 acres, more or less.

Basis of Bearings: Texas Coordinate System of 1983, South Zone 4205.

CERTIFICATE OF OWNER:

STATE OF TEXAS:
COUNTY OF WEBB:

I, **RADCLIFFE KILLAM II**, AS **PRESIDENT AND CEO** OF **KILLAM MANAGEMENT L.C., THE SOLE VOTING MEMBER OF CHARCO LAND SALES, L.L.C., A TEXAS LIMITED PARTNERSHIP COMPANY,** THE UNDERSIGNED OWNER OF THE LAND, SHOWN ON THIS PLAT, AND DESIGNATED HEREIN AS **THE COVES AT WINFIELD, PHASE 9** IN THE CITY OF LAREDO, COUNTY OF WEBB, TEXAS, AND WHOSE NAME IS SUBSCRIBED HERE TO, HEREBY DEDICATE TO THE USE OF THE PUBLIC FOREVER ALL EASEMENTS AND PUBLIC PLACES THEREON SHOWN FOR THE PURPOSE AND CONSIDERATION THEREIN EXPRESSED.

_____ _____/_____/_____
RADCLIFFE KILLAM II DATE
PRESIDENT AND CEO

STATE OF TEXAS:
COUNTY OF WEBB:

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED RADCLIFFE KILLAM II, 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 _____, 2026.

_____
NOTARY PUBLIC 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 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.

_____ _____/_____/_____
CHRISTOPHER P. BURNS, P.E. DATE
REGISTERED PROFESSIONAL ENGINEER
TEXAS No. 137054

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 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.

_____ _____/_____/_____
HUGO SECA, P.E., R.P.L.S. DATE
REGISTERED PROFESSIONAL LAND SURVEYOR
TEXAS No. 5783

PLAT APPROVAL - CITY ENGINEER:

I HAVE REVIEWED THIS PLAT AND ACCOMPANYING CONSTRUCTION DRAWINGS IDENTIFIED AS PLAT OF **THE COVES AT WINFIELD, PHASE 9**, PREPARED BY HUGO SECA, REGISTERED PROFESSIONAL ENGINEER NO. 82079, AND DATED THE _____ DAY OF _____, 2026 WITH THE LAST REVISED DATE ON _____, 2026, AND HAVE FOUND THEM IN COMPLIANCE WITH THE SUBDIVISION ORDINANCE OF THE CITY OF LAREDO, TEXAS.

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

PLANNING COMMISSION APPROVAL:

THIS PLAT OF **THE COVES AT WINFIELD, PHASE 11**, HAS BEEN SUBMITTED AND CONSIDERED BY THE PLANNING COMMISSION OF THE CITY OF LAREDO, AND IS HEREBY APPROVED BY SUCH COMMISSION ON THE _____ DAY OF _____, 2026.

_____ _____/_____/_____
DANIELA SADA PAZ DATE
PLANNING & ZONING COMMISSION CHAIR

ATTESTMENT OF PLANNING COMMISSION APPROVAL:

THE CITY OF LAREDO PLANNING COMMISSION APPROVED THE FILING FOR RECORD OF THIS PLAT OF **THE COVES AT WINFIELD, PHASE 9**, AT A PUBLIC MEETING HELD ON THE DAY _____ OF _____, 2026. THE MINUTES OF SAID MEETING REFLECT SUCH APPROVAL.

_____ _____/_____/_____
VANESSA GUERRA, AICP DATE
PLANNING DIRECTOR

CERTIFICATION OF COUNTY CLERK:

I, **MARGE R. IBARRA**, CLERK OF THE COUNTY COURT IN AND FOR THE WEBB COUNTY, DO HEREBY CERTIFY THAT THE FOREGOING 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 PLAT RECORDS OF SAID COUNTY.

_____ _____/_____/_____
DEPUTY COUNTY CLERK DATE
WEBB COUNTY, TEXAS

CERTIFICATION OF COUNTY CLERK:

FILED OF RECORD AT _____ O'CLOCK ___M. ON THE _____ DAY OF _____, 2026.

DEPUTY: _____

_____ _____/_____/_____
COUNTY CLERK DATE
WEBB COUNTY, TEXAS

SURVEYOR:
SECA ENGINEERING, L.L.C.
CIVIL ENGINEERING • LAND SURVEYING
1101 JACAMAN ROAD, STE 113 LAREDO, TEXAS 78041
(956) 763-6319
TBPE FIRM REGISTRATION No. F-10071
TBPLS FIRM REGISTRATION No. 10075411

ENGINEER:
MESQUITE ENGINEERING
1601 MATAMOROS ST. LAREDO, TEXAS 78040
(956) 763-6319 FAX (956) 763-6320
TBPE FIRM REGISTRATION No. F-23558

PRELIMINARY PLAT
THE COVES AT WINFIELD
PHASE 9

A TRACT OF LAND CONTAINING 23.49 ACRES OF LAND, MORE OR LESS, SITUATED IN PORCION 24, TORIBIO RODRIGUEZ, ORIGINAL GRANTEE, ABSTRACT 268, WEBB COUNTY, TEXAS, AND BEING PARTIALLY OUT OF A TRACT OF LAND CALLED TO CONTAIN 108.12 ACRES, MORE OR LESS, CONVEYED TO CHARCO LAND SALES, L.C.C., AS DESCRIBED AND RECORDED IN VOLUME 5605, PAGES 213-214 (VOLUME 5577, PAGES 691-707), OFFICIAL PUBLIC RECORDS OF WEBB COUNTY, TEXAS, AND PARTIALLY OUT OF A TRACT OF LAND CALLED TO CONTAIN 397.9304 ACRES, MORE OR LESS, CONVEYED TO CHARCO LAND SALES, L.L.C., AS DESCRIBED AND RECORDED IN VOLUME 5459, PAGES 447-454, OFFICIAL PUBLIC RECORDS OF WEBB COUNTY, TEXAS, AND CONTAINED TO CHARCO LAND SALES, L.L.C. AS RECORDED IN VOLUME 5605, PAGES 213-214 VOLUME 5577, PAGES 691-707)

CITY OF LAREDO, WEBB COUNTY, TEXAS

OWNER:
KILLAM
CHARCO LAND SALES, L.L.C.
4300 LAKEBERRY BLVD.
LAREDO, TEXAS 78041
LAREDO, TEXAS 78043-1804
(956) 568-2744

SHEET NAME:
FINAL PLAT

REVISED DATE:

DRAWN BY:	A.M.
CHECKED BY:	V.M.
APPROVED BY:	H.S.
JOB No.:	513 TCR [The Coves Subdivision]
FILENAME:	
DATE:	
SCALE: 24 X 36	HOR. 1" = 100'
SCALE: 11 X 17	VER.
	SIZE

2 of 2

City of Laredo

Planning & Zoning Commission

Meeting Date: 7/2/2026 **Preliminary Plats and Replats 9B**

SUBJECT
Preliminary consideration of the plat of The Coves at Winfield, Phase 10B. The intent is residential and commercial.

PL-142-2026
District VI - Cm. Dr. Tyler King

PREVIOUS COUNCIL ACTION
N/A

BACKGROUND
APPLICANT: Charco Land Sales
ENGINEER: Mesquite Engineering

PROPERTY INFORMATION:
Location: Southwest of Tenacity Road and Champions Parkway intersection
Size: Approximately 49.80 acres, more or less
Proposed Development: 79 lots
Current Zoning: R-1 (Single Family Residential District)
Council District: District VI - Cm. Dr. Tyler King

COMMITTEE RECOMMENDATION
N/A

STAFF RECOMMENDATION
APPROVE SUBJECT TO THE FOLLOWING COMMENTS:
Planning:
1. The proposed continuous street length of Oliver Winfield Street is approximately 2,244 feet, which exceeds the maximum permitted length of 1,000 feet for local residential streets pursuant to Section 3.2.N.2.a of the Subdivision Ordinance. If the intent is to exceed this standard, coordinate with the Traffic Department and provide documentation demonstrating compliance with Section 3.2.N.3.a. regarding approved traffic calming devices for consideration by the Planning and Zoning Commission pursuant to Section 3.2.N.1.a. of the Subdivision Ordinance. Otherwise, revise the street layout to comply with this section.

2. Street jog of less than 300 feet appears to exist between the intersection of Oliver Winfield Street and Champion’s Way and the intersection of Tenacity Road and Champion's Way. Pursuant to Section 3.2 F. of the Subdivision Ordinance, street jogs with centerline effects of less than 300 feet shall be avoided. Please revise the street alignment accordingly.

3. Zone changes will be required for the proposed uses in Phase 10B (Lot 1, Block 1, Lot 41, Block 1, Lot 47, Block 2, Lot 38, Block 2, and Lot 46, Block 2). Please note that preliminary plat approval does not constitute a staff position on zone change requests. Staff's official position will be provided only upon formal submittal of a zone change application. All zone change requests are subject to City Council discretion and are not guaranteed.

4. Revise Plat Note No. 2 to state the following: "All curb cuts shall comply with the Standard Technical Specification Manual, as may be amended from time to time."

5. Correct the recording information for Phase 6A, as the page number is incorrectly identified as Page 26. The correct recording information is Page 25. In addition, revise the recording information for the adjacent Phase 10A. The correct recording information is Volume 41, Pages 66-67.

6. 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).

7. Identify all easements.

8.All improvements as per the Subdivision Ordinance.

Parks:
1. Please schedule a meeting with Parks Staff to discuss Parkland Agreement.

Fire:
1. Shiloh Dr. Dead-end fire apparatus roads in excess of 150 feet require a turnaround. (120-foot hammerhead, 60-foot Y, 96-foot cul-de-sac).

2. Fire hydrants required every 500 feet for residential development.

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. Ensure that proposed curves can handle a speed of 30 mph (as per Subdivision Ordinance Handbook, Section 3-2).

4. AASHTO (Street curves should be design with as large radius curve as practical, with a minimum radius of 100 feet).

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

6. Providing separation between roads and driveways 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.

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

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

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

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

MESQUITE ENGINEERING
KILLAM DEVELOPMENT, LTD.

1501 Matamoros St.
Laredo, TX 78040
(956) 724-7141
TX Certificate of Registration No. F-23558

June 17, 2026

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

Ms. Daniella Sada Paz
Chairwoman
City of Laredo -Planning & Zoning Commission
1110 Houston Street 2nd Floor
Laredo, Texas 78040

Re: The Coves at Winfield Phase 10B

Ms. Guerra & Ms. Sada Paz

Please be advised that we are requesting to install utilities within a front yard utility easement on the above referenced project. We are providing this letter as our written notice of such per City of Laredo Subdivision Ordinance requirements.

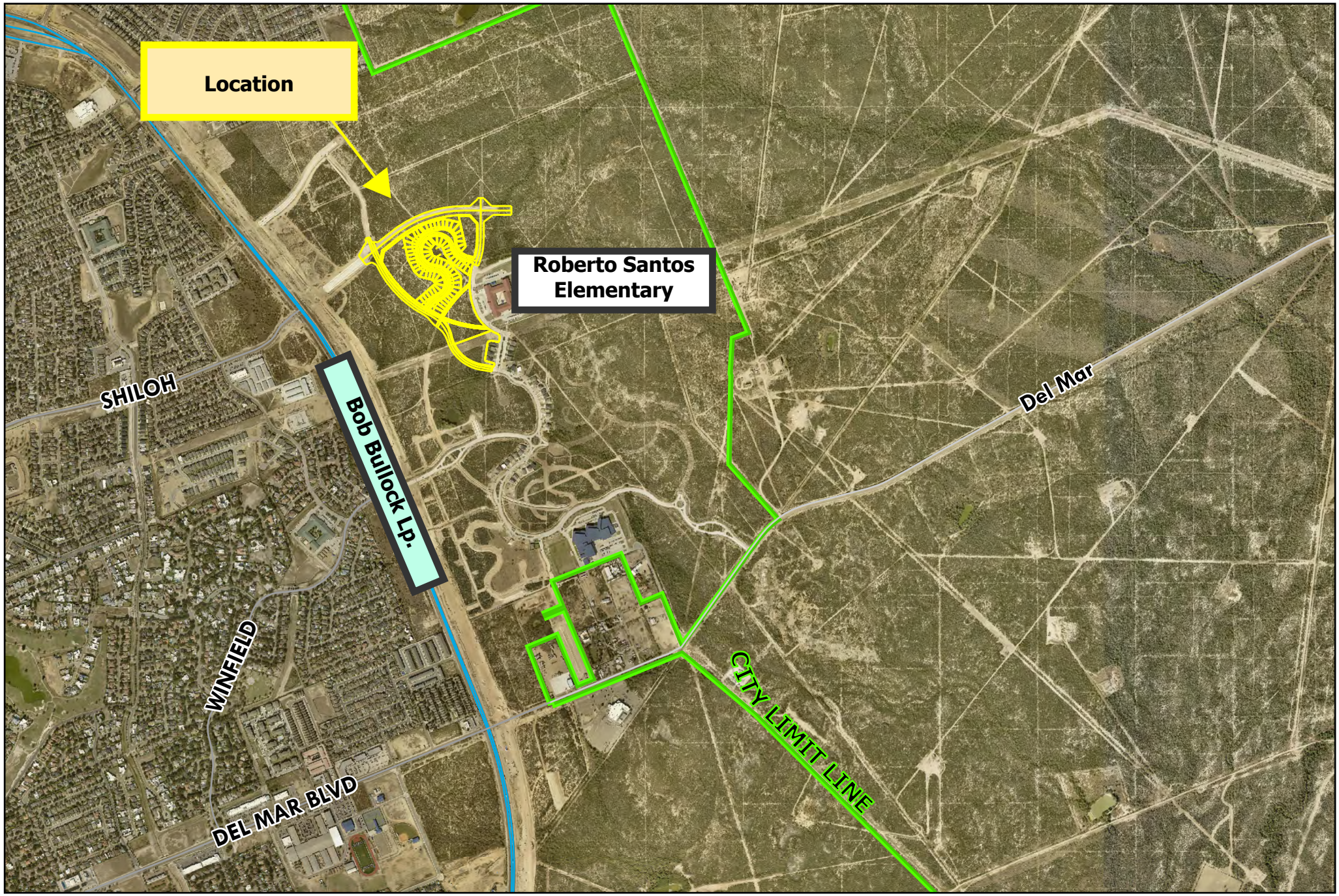
Should you have any questions, please call.

Sincerely

Chris Burns, P.E.
Engineer of Record

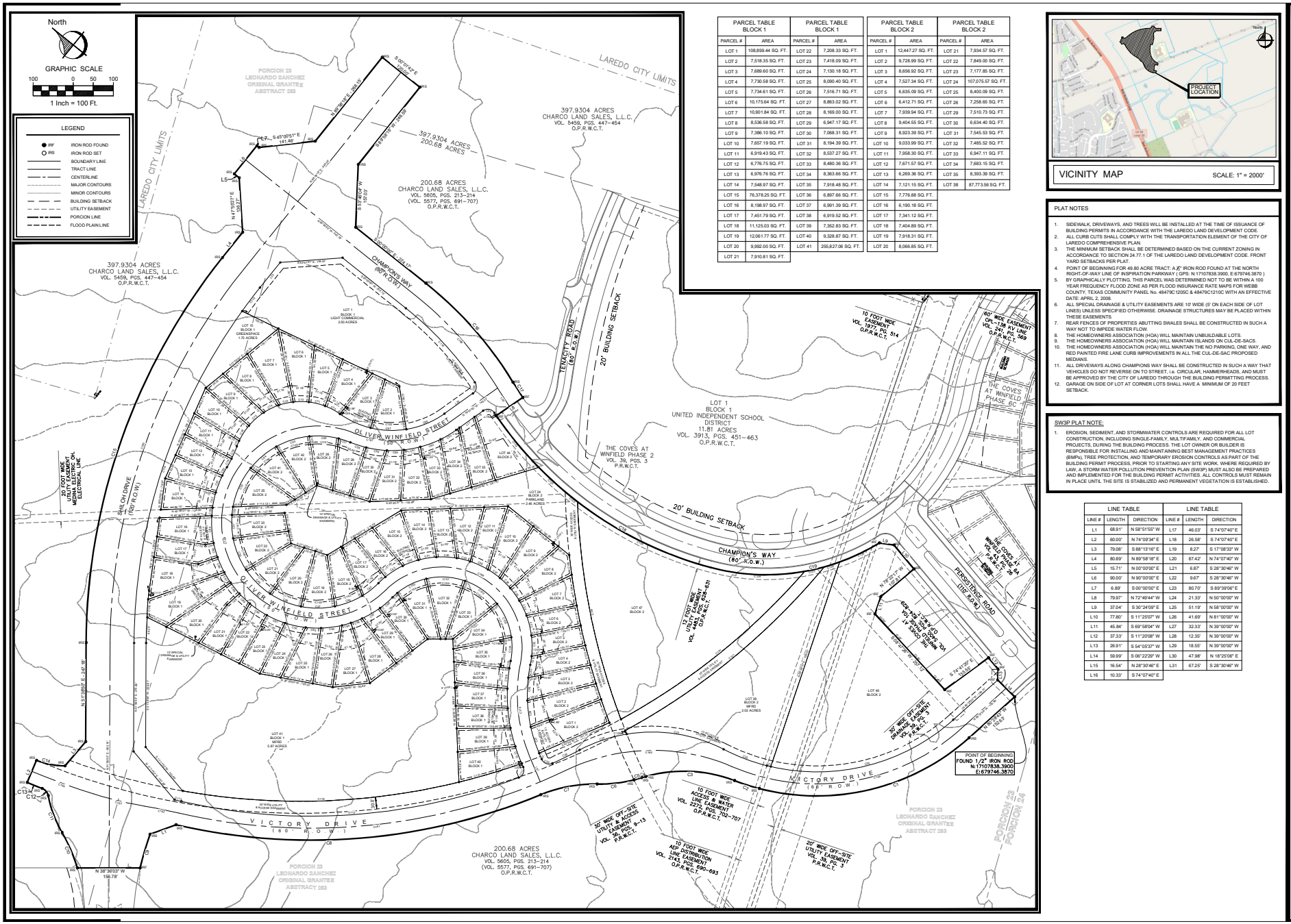
XC: Mesquite Engineering Files

AERIAL LOCATION MAP



PLAT NOTES

1. SIDEWALK, 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. THE MINIMUM SETBACK SHALL BE DETERMINED BASED ON THE CURRENT ZONING IN ACCORDANCE TO SECTION 24.77.1 OF THE LAREDO LAND DEVELOPMENT CODE. FRONT YARD SETBACKS PER PLAT.
4. POINT OF BEGINNING FOR 49.80 ACRE TRACT: A ½" IRON ROD FOUND AT THE NORTH RIGHT-OF-WAY LINE OF INSPIRATION PARKWAY (GPS: N:17107838.3900, E:679746.3870)
5. BY GRAPHICALLY PLOTTING, THIS PARCEL WAS DETERMINED NOT TO BE WITHIN A 100 YEAR FREQUENCY FLOOD ZONE AS PER FLOOD INSURANCE RATE MAPS FOR WEBB COUNTY, TEXAS COMMUNITY PANEL No. 48479C1205C & 48479C1210C WITH AN EFFECTIVE DATE: APRIL 2, 2008.
6. ALL SPECIAL DRAINAGE & UTILITY EASEMENTS ARE 10' WIDE (5' ON EACH SIDE OF LOT LINES) UNLESS SPECIFIED OTHERWISE. DRAINAGE STRUCTURES MAY BE PLACED WITHIN THESE EASEMENTS.
7. REAR FENCES OF PROPERTIES ABUTTING SWALES SHALL BE CONSTRUCTED IN SUCH A WAY NOT TO IMPEDE WATER FLOW.
8. THE HOMEOWNERS ASSOCIATION (HOA) WILL MAINTAIN UNBUILDABLE LOTS.
9. THE HOMEOWNERS ASSOCIATION (HOA) WILL MAINTAIN ISLANDS ON CUL-DE-SACS.
10. THE HOMEOWNERS ASSOCIATION (HOA) WILL MAINTAIN THE NO PARKING, ONE WAY, AND RED PAINTED FIRE LANE CURB IMPROVEMENTS IN ALL THE CUL-DE-SAC PROPOSED MEDIANS.
11. ALL DRIVEWAYS ALONG CHAMPIONS WAY SHALL BE CONSTRUCTED IN SUCH A WAY THAT VEHICLES DO NOT REVERSE ON TO STREET, i.e. CIRCULAR, HAMMERHEADS, AND MUST BE APPROVED BY THE CITY OF LAREDO THROUGH THE BUILDING PERMITTING PROCESS.
12. GARAGE ON SIDE OF LOT AT CORNER LOTS SHALL HAVE A MINIMUM OF 20 FEET SETBACK.



PARCEL TABLE BLOCK 1		PARCEL TABLE BLOCK 1	
PARCEL #	AREA	PARCEL #	AREA
LOT 1	108,899.44 SQ. FT.	LOT 22	7,208.33 SQ. FT.
LOT 2	7,518.35 SQ. FT.	LOT 23	7,418.09 SQ. FT.
LOT 3	7,689.60 SQ. FT.	LOT 24	7,130.18 SQ. FT.
LOT 4	7,730.58 SQ. FT.	LOT 25	8,090.40 SQ. FT.
LOT 5	7,734.61 SQ. FT.	LOT 26	7,516.71 SQ. FT.
LOT 6	10,175.64 SQ. FT.	LOT 27	8,863.02 SQ. FT.
LOT 7	10,901.84 SQ. FT.	LOT 28	8,169.00 SQ. FT.
LOT 8	8,536.58 SQ. FT.	LOT 29	6,947.17 SQ. FT.
LOT 9	7,386.10 SQ. FT.	LOT 30	7,068.31 SQ. FT.
LOT 10	7,657.19 SQ. FT.	LOT 31	8,194.39 SQ. FT.
LOT 11	6,919.43 SQ. FT.	LOT 32	8,537.27 SQ. FT.
LOT 12	6,776.75 SQ. FT.	LOT 33	8,480.36 SQ. FT.
LOT 13	6,976.76 SQ. FT.	LOT 34	8,363.66 SQ. FT.
LOT 14	7,548.97 SQ. FT.	LOT 35	7,918.48 SQ. FT.
LOT 15	76,378.25 SQ. FT.	LOT 36	6,897.66 SQ. FT.
LOT 16	8,198.97 SQ. FT.	LOT 37	6,991.39 SQ. FT.
LOT 17	7,451.79 SQ. FT.	LOT 38	6,919.52 SQ. FT.
LOT 18	11,125.03 SQ. FT.	LOT 39	7,352.83 SQ. FT.
LOT 19	12,061.77 SQ. FT.	LOT 40	9,328.87 SQ. FT.
LOT 20	9,992.00 SQ. FT.	LOT 41	255,827.06 SQ. FT.
LOT 21	7,910.81 SQ. FT.		

PARCEL TABLE BLOCK 2		PARCEL TABLE BLOCK 2	
PARCEL #	AREA	PARCEL #	AREA
LOT 1	12,447.27 SQ. FT.	LOT 21	7,934.57 SQ. FT.
LOT 2	9,728.99 SQ. FT.	LOT 22	7,849.00 SQ. FT.
LOT 3	8,656.92 SQ. FT.	LOT 23	7,177.85 SQ. FT.
LOT 4	7,527.34 SQ. FT.	LOT 24	107,075.57 SQ. FT.
LOT 5	6,635.09 SQ. FT.	LOT 25	8,400.09 SQ. FT.
LOT 6	6,412.71 SQ. FT.	LOT 26	7,258.65 SQ. FT.
LOT 7	7,939.94 SQ. FT.	LOT 29	7,510.73 SQ. FT.
LOT 8	9,404.55 SQ. FT.	LOT 30	6,634.40 SQ. FT.
LOT 9	8,923.39 SQ. FT.	LOT 31	7,545.53 SQ. FT.
LOT 10	9,033.99 SQ. FT.	LOT 32	7,485.52 SQ. FT.
LOT 11	7,958.30 SQ. FT.	LOT 33	6,947.11 SQ. FT.
LOT 12	7,671.57 SQ. FT.	LOT 34	7,683.15 SQ. FT.
LOT 13	6,269.36 SQ. FT.	LOT 35	8,393.39 SQ. FT.
LOT 14	7,121.15 SQ. FT.	LOT 38	87,773.56 SQ. FT.
LOT 15	7,776.88 SQ. FT.		
LOT 16	6,190.18 SQ. FT.		
LOT 17	7,341.12 SQ. FT.		
LOT 18	7,404.89 SQ. FT.		
LOT 19	7,918.31 SQ. FT.		
LOT 20	8,066.85 SQ. FT.		

LINE TABLE			LINE TABLE		
LINE #	LENGTH	DIRECTION	LINE #	LENGTH	DIRECTION
L1	68.91'	N 58°51'55" W	L17	46.03'	S 74°07'40" E
L2	60.00'	N 74°09'34" E	L18	26.58'	S 74°07'40" E
L3	79.08'	S 88°13'16" E	L19	8.27'	S 17°08'33" W
L4	80.89'	N 89°58'18" E	L20	87.42'	N 74°07'40" W
L5	15.71'	N 00°00'00" E	L21	6.87'	S 28°36'46" W
L6	90.00'	N 90°00'00" E	L22	9.67'	S 28°36'46" W
L7	6.89'	S 00°00'00" E	L23	80.70'	S 89°39'06" E
L8	79.97'	N 72°49'44" W	L24	21.33'	N 50°00'00" W
L9	37.04'	S 30°24'09" E	L25	51.19'	N 58°00'00" W
L10	77.80'	S 11°25'07" W	L26	41.69'	N 81°00'00" W
L11	45.84'	S 69°58'04" W	L27	32.33'	N 39°00'00" W
L12	37.33'	S 11°20'08" W	L28	12.35'	N 39°00'00" W
L13	26.91'	S 54°05'37" W	L29	18.55'	N 39°00'00" W
L14	59.99'	S 06°22'20" W	L30	47.98'	N 18°25'06" E
L15	16.54'	N 28°30'46" E	L31	67.25'	S 28°36'46" W
L16	10.33'	S 74°07'40" E			

PLAT NOTES

1. SIDEWALK, 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. THE MINIMUM SETBACK SHALL BE DETERMINED BASED ON THE CURRENT ZONING IN ACCORDANCE TO SECTION 24.77.1 OF THE LAREDO LAND DEVELOPMENT CODE. FRONT YARD SETBACKS PER PLAT.
4. POINT OF BEGINNING FOR 49.80 ACRE TRACT: A 1/2" IRON ROD FOUND AT THE NORTH RIGHT-OF-WAY LINE OF INSPIRATION PARKWAY (GPS: N:17107838.3900, E:679746.3870)
5. BY GRAPHICALLY PLOTTING, THIS PARCEL WAS DETERMINED NOT TO BE WITHIN A 100 YEAR FREQUENCY FLOOD ZONE AS PER FLOOD INSURANCE RATE MAPS FOR WEBB COUNTY, TEXAS COMMUNITY PANEL No. 48479C1205C & 48479C1210C WITH AN EFFECTIVE DATE: APRIL 2, 2008.
6. ALL SPECIAL DRAINAGE & UTILITY EASEMENTS ARE 10' WIDE (5' ON EACH SIDE OF LOT LINES) UNLESS SPECIFIED OTHERWISE. DRAINAGE STRUCTURES MAY BE PLACED WITHIN THESE EASEMENTS.
7. REAR FENCES OF PROPERTIES ABUTTING SWALES SHALL BE CONSTRUCTED IN SUCH A WAY NOT TO IMPEDE WATER FLOW.
8. THE HOMEOWNERS ASSOCIATION (HOA) WILL MAINTAIN UNBUILDABLE LOTS.
9. THE HOMEOWNERS ASSOCIATION (HOA) WILL MAINTAIN ISLANDS ON CUL-DE-SACS.
10. THE HOMEOWNERS ASSOCIATION (HOA) WILL MAINTAIN THE NO PARKING, ONE WAY, AND RED PAINTED FIRE LANE CURB IMPROVEMENTS IN ALL THE CUL-DE-SAC PROPOSED MEDIANS.
11. ALL DRIVEWAYS ALONG CHAMPIONS WAY SHALL BE CONSTRUCTED IN SUCH A WAY THAT VEHICLES DO NOT REVERSE ON TO STREET, i.e. CIRCULAR, HAMMERHEADS, AND MUST BE APPROVED BY THE CITY OF LAREDO THROUGH THE BUILDING PERMITTING PROCESS.
12. GARAGE ON SIDE OF LOT AT CORNER LOTS SHALL HAVE A MINIMUM OF 20 FEET SETBACK.

SW3P PLAT NOTE:

1. EROSION, SEDIMENT, AND STORMWATER CONTROLS ARE REQUIRED FOR ALL LOT CONSTRUCTION, INCLUDING SINGLE-FAMILY, MULTIFAMILY, AND COMMERCIAL PROJECTS, DURING THE BUILDING PROCESS. THE LOT OWNER OR BUILDER IS RESPONSIBLE FOR INSTALLING AND MAINTAINING BEST MANAGEMENT PRACTICES (BMPs), 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.

SURVEYOR:
SECA ENGINEERING, L.L.C.
CIVIL ENGINEERING • LAND SURVEYING
1150 SAN BERNARDO AVE. LAREDO, TEXAS 78040
(956) 285-9944
TBPE FIRM REGISTRATION No. 9003830
TBPLS FIRM REGISTRATION No. 100139-00

ENGINEER:
RELEASED UNDER THE AUTHORITY OF
CHRISTOPHER P. BURNS, P.E. TX 137054
FOR INTERNAL REVIEW ONLY
NOT FOR CONSTRUCTION
MAY 13, 2026

PRELIMINARY PLAT
THE COVES AT WINFIELD, PHASE 10B
SHOWING
A TRACT OF LAND CONTAINING 49.80 ACRES OF LAND, MORE OR LESS, BEING OUT OF A 397.9304 ACRE TRACT AND A 200.68 ACRE TRACT OF LAND AS RECORDED IN VOLUME 5459, PAGES 447-454, OF PORCION 23, ABSTRACT 283, BOTH CONVEYED TO CHARCO LAND SALES, L.L.C., AS RECORDED IN VOLUME 5605, PAGES 213-214 (VOLUME 5577, PAGES 691-707), OF THE OFFICIAL PUBLIC RECORDS OF REAL PROPERTY OF WEBB COUNTY, TEXAS
CITY OF LAREDO, WEBB COUNTY, TEXAS

KILLAM

DRAWN BY:	A.M./A.R./M.C.
CHECKED BY:	C.B.
APPROVED BY:	C.B.
JOB NO.	
FILENAME	
DATE	
SCALE: 24 X 36	SCALE:
SCALE: 11 X 17	SCALE:

C-2.1

CURVE TABLE						
CURVE #	LENGTH	RADIUS	DELTA	TANGENT	CHORD DIRECTION	CHORD LENGTH
C1	561.69'	570.00'	56°27'39"	306.02'	N 52°13'14" W	539.24'
C2	64.77'	570.00'	6°30'40"	32.42'	N 20°44'05" W	64.74'
C3	225.93'	350.00'	36°59'08"	117.06'	N 35°58'20" W	222.03'
C4	9.91'	350.00'	1°37'20"	4.96'	N 55°16'35" W	9.91'
C5	20.54'	350.00'	3°21'47"	10.27'	N 54°24'20" W	20.54'
C6	93.15'	350.00'	15°14'59"	46.85'	N 45°05'58" W	92.88'
C7	143.97'	350.00'	23°34'07"	73.02'	N 49°16'33" W	142.99'
C8	928.58'	1,500.00'	35°28'08"	479.69'	N 43°18'33" W	913.80'
C9	87.75'	700.00'	7°10'57"	43.93'	S 67°51'37" W	87.69'
C10	96.74'	411.00'	13°29'11"	48.60'	N 28°06'41" E	96.52'
C11	98.06'	300.00'	18°43'38"	49.47'	N 30°46'13" E	97.62'
C12	25.00'	25.00'	57°17'33"	13.66'	N 11°29'31" E	23.97'
C13	40.23'	1,760.00'	1°18'35"	20.12'	N 16°29'44" W	40.23'
C14	73.25'	190.00'	22°05'24"	37.09'	S 27°41'14" E	72.80'
C15	1,039.23'	1,560.00'	38°10'08"	539.72'	N 70°53'14" E	1,020.12'
C16	331.09'	940.00'	20°10'51"	167.28'	S 10°05'26" W	329.38'
C17	45.35'	860.00'	3°01'16"	22.68'	S 18°38'51" W	45.34'
C18	670.02'	940.00'	40°50'24"	349.96'	S 03°15'37" E	655.93'
C19	437.48'	540.00'	46°25'06"	231.55'	S 46°53'14" E	425.62'
C20	488.40'	510.00'	54°52'08"	264.75'	N 53°01'00" W	469.95'
C21	10.02'	510.00'	1°07'31"	5.01'	N 25°01'10" W	10.02'
C22	115.96'	510.00'	13°01'38"	58.23'	N 17°56'35" W	115.71'
C23	248.65'	390.00'	36°31'47"	128.71'	N 29°41'40" W	244.46'
C24	124.90'	390.00'	18°20'56"	62.99'	N 57°08'01" W	124.36'
C25	75.52'	1,440.00'	3°00'18"	37.77'	N 64°48'20" W	75.51'
C26	32.05'	20.00'	91°48'58"	20.64'	N 17°23'43" W	28.73'
C27	68.92'	375.00'	10°31'51"	34.56'	N 33°46'42" E	68.83'
C28	66.23'	375.00'	10°07'11"	33.20'	N 44°08'13" E	66.15'
C29	57.10'	375.00'	8°43'26"	28.60'	N 53°31'31" E	57.04'
C30	32.47'	375.00'	4°57'39"	16.24'	N 60°22'04" E	32.46'
C31	21.91'	225.00'	5°34'44"	10.96'	N 60°03'31" E	21.90'
C32	52.01'	225.00'	13°14'38"	26.12'	N 50°38'50" E	51.89'
C33	51.16'	225.00'	13°01'38"	25.69'	N 37°30'42" E	51.05'
C34	41.30'	225.00'	10°31'05"	20.71'	N 25°44'20" E	41.25'
C35	38.46'	225.00'	9°47'38"	19.28'	N 15°34'58" E	38.41'
C36	36.13'	225.00'	9°12'00"	18.10'	N 06°05'09" E	36.09'
C37	37.00'	225.00'	9°25'20"	18.54'	N 03°13'31" W	36.96'
C38	48.93'	225.00'	12°27'36"	24.56'	N 14°09'59" W	48.83'
C39	34.30'	225.00'	8°44'08"	17.19'	N 24°45'51" W	34.27'
C40	51.34'	225.00'	13°04'25"	25.78'	N 35°40'08" W	51.23'
C41	45.15'	225.00'	11°29'47"	22.65'	N 47°57'14" W	45.07'
C42	42.06'	225.00'	10°42'36"	21.09'	N 59°03'25" W	42.00'
C43	51.40'	225.00'	13°05'17"	25.81'	N 70°57'22" W	51.29'
C44	23.19'	225.00'	5°54'19"	11.61'	N 80°27'10" W	23.18'
C45	51.59'	215.00'	13°44'50"	25.92'	N 76°31'54" W	51.46'
C46	73.43'	215.00'	19°34'05"	37.08'	N 59°52'27" W	73.07'
C47	85.38'	215.00'	22°45'07"	43.26'	N 38°42'51" W	84.82'
C48	83.82'	215.00'	22°20'13"	42.45'	N 16°10'11" W	83.29'
C49	85.33'	215.00'	22°44'20"	43.23'	N 06°22'05" E	84.77'
C50	85.29'	215.00'	22°43'46"	43.21'	N 29°08'08" E	84.73'
C51	58.78'	215.00'	15°39'51"	29.57'	N 48°17'58" E	58.60'
C52	20.30'	215.00'	5°24'30"	10.16'	N 58°50'07" E	20.29'
C53	107.92'	215.00'	28°45'39"	55.12'	N 75°55'11" E	106.79'
C54	83.90'	215.00'	22°21'35"	42.49'	S 78°31'12" E	83.37'
C55	86.98'	215.00'	23°10'46"	44.09'	S 55°45'01" E	86.39'
C56	73.48'	215.00'	19°34'57"	37.10'	S 34°22'10" E	73.13'
C57	30.82'	215.00'	8°12'51"	15.44'	S 20°28'16" E	30.80'
C58	41.78'	275.00'	8°42'20"	20.93'	S 20°43'01" E	41.74'
C59	51.94'	275.00'	10°49'20"	26.05'	S 30°28'51" E	51.87'
C60	42.59'	275.00'	8°52'27"	21.34'	S 40°19'44" E	42.55'
C61	41.69'	275.00'	8°41'09"	20.88'	S 49°06'32" E	41.65'
C62	54.30'	275.00'	11°18'47"	27.24'	S 59°06'30" E	54.21'
C63	44.94'	275.00'	9°21'47"	22.52'	S 69°26'47" E	44.89'
C64	32.04'	20.00'	91°47'36"	20.64'	N 28°13'53" W	28.72'
C65	31.05'	20.00'	88°57'47"	19.64'	S 61°23'26" W	28.03'
C66	103.43'	225.00'	26°20'18"	52.65'	N 60°57'31" W	102.52'
C67	90.29'	225.00'	22°59'29"	45.76'	N 36°17'38" W	89.68'
C68	84.01'	225.00'	21°23'34"	42.50'	N 14°06'06" W	83.52'
C69	0.54'	170.00'	0°10'59"	0.27'	N 03°29'49" W	0.54'
C70	42.13'	170.00'	14°11'57"	21.17'	N 10°41'18" W	42.02'
C71	41.68'	170.00'	14°02'55"	20.95'	N 24°48'44" W	41.58'
C72	39.14'	170.00'	13°11'28"	19.66'	N 38°25'55" W	39.05'
C73	37.11'	170.00'	12°30'31"	18.63'	N 51°16'55" W	37.04'
C74	41.60'	170.00'	14°01'08"	20.90'	N 64°32'44" W	41.49'
C75	49.90'	170.00'	16°49'00"	25.13'	N 79°57'49" W	49.72'
C76	45.18'	170.00'	15°13'37"	22.72'	S 84°00'53" W	45.05'
C77	14.68'	170.00'	4°56'51"	7.34'	S 73°55'39" W	14.68'
C78	33.67'	300.00'	6°25'48"	16.85'	S 74°40'07" W	33.65'
C79	24.23'	300.00'	4°37'36"	12.12'	S 80°11'50" W	24.22'
C80	23.76'	265.00'	5°08'17"	11.89'	S 79°56'29" W	23.76'
C81	45.39'	265.00'	9°48'46"	22.75'	S 73°27'58" W	45.33'
C82	38.76'	265.00'	8°22'46"	19.41'	S 63°22'12" W	38.72'
C83	20.19'	265.00'	4°21'57"	10.10'	S 56°59'50" W	20.19'
C84	68.52'	265.00'	14°48'51"	34.45'	S 47°24'26" W	68.33'
C85	37.00'	265.00'	8°00'00"	18.53'	S 36°00'00" W	36.97'

CURVE TABLE						
CURVE #	LENGTH	RADIUS	DELTA	TANGENT	CHORD DIRECTION	CHORD LENGTH
C86	41.43'	265.00'	8°57'29"	20.76'	S 27°31'15" W	41.39'
C87	29.98'	265.00'	6°28'53"	15.00'	S 19°48'04" W	29.96'
C88	34.97'	265.00'	7°33'38"	17.51'	S 12°48'49" W	34.94'
C89	36.34'	265.00'	7°51'25"	18.20'	S 05°04'17" W	36.31'
C90	51.24'	265.00'	11°04'47"	25.70'	S 04°23'49" E	51.17'
C91	49.82'	265.00'	10°46'14"	24.98'	S 15°19'19" E	49.74'
C92	52.74'	265.00'	11°24'13"	26.46'	S 26°24'33" E	52.66'
C93	38.10'	265.00'	8°14'15"	19.08'	S 36°13'47" E	38.07'
C94	53.17'	265.00'	11°29'45"	26.67'	S 46°06'47" E	53.08'
C95	22.67'	265.00'	4°54'02"	11.34'	S 54°17'40" E	22.66'
C96	30.33'	265.00'	6°33'25"	15.18'	S 60°01'24" E	30.31'
C97	51.48'	265.00'	11°07'49"	25.82'	S 68°52'01" E	51.40'
C98	41.50'	265.00'	8°58'24"	20.79'	S 78°50'07" E	41.46'
C99	15.88'	175.00'	5°11'58"	7.95'	S 80°48'21" E	15.87'
C100	81.35'	175.00'	26°37'58"	41.42'	S 64°53'24" E	80.61'
C101	98.41'	175.00'	32°13'16"	50.55'	S 35°27'47" E	97.12'
C102	99.91'	175.00'	32°42'35"	51.36'	S 02°59'52" E	98.56'
C103	91.77'	175.00'	30°02'45"	46.97'	S 28°22'49" W	90.72'
C104	59.39'	175.00'	19°26'42"	29.98'	S 53°07'32" W	59.11'
C105	18.57'	425.00'	2°30'11"	9.29'	S 61°38'48" W	18.57'
C106	51.04'	425.00'	6°52'51"	25.55'	S 56°54'16" W	51.01'
C107	49.23'	425.00'	6°38'12"	24.64'	S 50°08'45" W	49.20'
C108	49.69'	425.00'	6°41'56"	24.87'	S 43°28'41" W	49.66'
C109	47.81'	425.00'	6°26'44"	23.93'	S 36°54'21" W	47.79'
C110	38.35'	425.00'	5°10'13"	19.19'	S 31°10'52" W	38.34'
C111	32.05'	20.00'	91°48'58"	20.64'	S 74°25'15" W	28.73'
C112	856.93'	1,440.00'	34°05'46"	441.57'	N 42°37'23" W	844.34'
C113	17.62'	1,530.00'	0°39'36"	8.81'	N 25°54'18" W	17.62'
C114	885.46'	1,440.00'	35°13'52"	457.23'	N 69°26'28" E	871.57'
C115	73.68'	1,440.00'	2°55'54"	36.85'	N 88°30'21" E	73.67'
C116	253.80'	860.00'	16°54'33"	127.83'	S 08°27'16" W	252.88'
C117	20.87'	470.00'	2°32'39"	10.44'	S 58°13'40" W	20.87'
C118	45.28'	470.00'	5°31'12"	22.66'	S 54°11'45" W	45.26'
C119	694.83'	1,670.00'	23°50'20"	352.52'	S 40°26'08" E	689.83'
C120	66.97'	1,670.00'	2°17'52"	33.49'	S 56°49'10" E	66.97'
C121	96.64'	1,670.00'	3°18'58"	48.33'	S 54°00'46" E	96.62'
C122	167.77'	939.97'	10°13'36"	84.11'	S 12°03'40" W	167.55'
C123	90.00'	940.00'	5°29'10"	45.04'	S 04°11'30" W	89.97'
C124	39.31'	940.00'	2°23'46"	19.66'	S 00°15'02" W	39.31'
C125	372.96'	940.06'	22°43'53"	188.96'	S 12°19'15" E	370.52'
C126	237.12'	539.90'	25°09'48"	120.50'	S 36°15'05" E	235.21'
C127	50.12'	540.00'	5°19'05"	25.08'	S 51°30'04" E	50.10'
C128	40.12'	540.00'	4°15'24"	20.07'	S 56°17'19" E	40.11'
C129	110.14'	539.96'	11°41'13"	55.26'	S 64°15'40" E	109.95'
C130	9.87'	1,685.00'	0°20'08"	4.94'	N 29°27'28" E	9.87'
C131	647.20'	1,700.00'	21°48'47"	327.57'	S 78°03'16" E	643.30'
C132	62.04'	1,715.00'	2°04'22"	31.02'	N 31°46'36" E	62.04'
C133	41.22'	1,715.00'	1°22'37"	20.61'	N 33°29'05" E	41.22'
C134	47.96'	1,715.00'	1°36'08"	23.98'	N 34°58'28" E	47.95'
C135	51.09'	1,715.00'	1°42'25"	25.55'	N 36°37'44" E	51.09'
C136	51.02'	1,715.00'	1°42'17"	25.51'	N 38°20'05" E	51.02'
C137	51.00'	1,715.00'	1°42'14"	25.50'	N 40°02'20" E	51.00'
C138	77.85'	1,715.00'	2°36'03"	38.93'	N 42°11'29" E	77.84'
C139	49.45'	1,715.00'	1°39'07"	24.72'	N 44°19'03" E	49.44'
C140	556.34'	1,685.00'	18°55'03"	280.72'	S 40°08'46" W	553.81'
C141	592.17'	1,670.00'	20°19'00"	299.23'	S 77°26'17" E	589.07'
C142	68.21'	195.00'	20°02'30"	34.46'	N 60°29'42" W	67.86'
C143	77.35'	195.00'	22°43'35"	39.19'	N 39°02'39" W	76.84'
C144	76.14'	195.00'	22°22'18"	38.56'	N 16°29'43" W	75.66'
C145	77.30'	195.00'	22°42'43"	39.16'	N 06°02'47" E	76.79'
C146	77.26'	195.00'	22°42'06"	39.14'	N 28°45'12" E	76.76'
C147	56.99'	195.00'	16°44'39"	28.70'	N 48°28'34" E	56.78'
C148	94.64'	195.00'	27°48'30"	48.27'	N 76°44'06" E	93.72'
C149	76.23'	195.00'	22°23'49"	38.61'	S 78°09'45" E	75.74'
C150	78.60'	195.00'	23°05'42"	39.84'	S 55°25'00" E	78.07'
C151	68.26'	195.00'	20°03'26"	34.48'	S 33°50'26" E	67.91'
C152	81.21'	205.00'	22°41'51"	41.14'	N 36°25'13" W	80.68'
C153	76.87'	205.00'	21°29'06"	38.89'	N 14°19'44" W	76.42'
C154	74.37'	155.00'	27°29'32"	37.92'	S 65°15'53" E	73.66'
C155	87.24'	155.00'	32°14'59"	44.81'	S 35°23'38" E	86.10'
C156	88.39'	155.00'	32°40'20"	45.43'	S 02°50'58" E	87.19'
C157	82.35'	155.00'	30°26'22"	42.17'	S 28°37'23" W	81.38'
C158	10.85'	155.00'	4°00'33"	5.43'	S 45°50'51" W	10.84'
C159	612.60'	540.00'	64°59'57"	344.01'	N 47°57'05" W	580.28'
C160	425.92'	500.00'	48°48'25"	226.85'	N 39°51'19" W	413.16'
C161	992.48'	1,470.00'	38°41'01"	515.99'	N 44°58'01" W	973.74'
C162	86.04'	1,500.00'	3°17'11"	43.03'	N 27°13'06" W	86.03'
C163	133.03'	1,000.00'	7°37'20"	66.61'	N 25°03'02" W	132.93'
C164	163.00'	1,729.83'	5°23'56"	81.56'	N 18°32'24" W	162.94'
C165	999.18'	1,500.00'	38°09'58"	518.92'	N 70°53'19" E	980.81'
C166	317.52'	900.00'	20°12'49"	160.43'	N 10°04'43" E	315.87'
C167	252.04'	250.00'	57°45'50"	137.90'	N 45°14'45" W	241.50'
C168	1,034.80'	240.00'	247°02'29"	362.32'	S 40°06'55" W	400.17'
C169	510.52'	200.00'	146°15'12"	659.38'	S 10°16'43" E	382.78'
C170	239.71'	400.00'	34°20'07"	123.57'	S 45°40'50" W	236.14'

SURVEYOR:
SECA ENGINEERING, LLC.
CIVIL ENGINEERING • LAND SURVEYING
1101 JACKMAN ST. LAREDO, TEXAS 78045
OFFICE (956) 291-1984
CELL (956) 251-1984
TBPE FIRM REGISTRATION No. F-16938
TBPLS FIRM REGISTRATION No. 100138-00

ENGINEER:
CHRISTOPHER P. BURNS, P.E. TX 137054

RELEASED UNDER THE AUTHORITY OF CHRISTOPHER P. BURNS, P.E. TX 137054
FOR INTERNAL REVIEW ONLY
NOT FOR CONSTRUCTION
MAY 13, 2026

PRELIMINARY PLAT
THE COVES AT WINFIELD, PHASE 10B
SHOWING

A TRACT OF LAND CONTAINING 49.81 ACRES OF LAND, MORE OR LESS, BEING A PORTION OF LOT 1, LOT 2, LOT 3, LOT 4, LOT 5, LOT 6, LOT 7, LOT 8, LOT 9, LOT 10, LOT 11, LOT 12, LOT 13, LOT 14, LOT 15, LOT 16, LOT 17, LOT 18, LOT 19, LOT 20, LOT

DESCRIPTION for a TRACT OF LAND containing 49.80 acres of land, more or less, situated in Porcion 23, Leonardo Sanchez, Original Grantee, Abstract 283, and Porcion 24, Toribio Rodriguez, Original Grantee, Abstract 268, Webb County, Texas

TRACT OF LAND containing 49.80 acres of land, more or less, situated in Porcion 23, Leonardo Sanchez, Original Grantee, Abstract 283, and Porcion 24, Toribio Rodriguez, Original Grantee, Abstract 268, Webb County, Texas, said 49.80 acres, more or less, being partially out of a tract of land containing 397.9304 acres, conveyed to Charco Land Sales, L.L.C. as recorded in Volume 5459, Pages 447-454, Official Public Records, Webb County, Texas, and partially out of a tract of land containing 200.68 acres, conveyed to Charco Land Sales, L.L.C., as recorded in Volume 5605, Pages 213-214 (Volume 5577, Pages 691-707), Official Public Records, Webb County, Texas, said 49.80 acres, more or less, being more particularly described by metes and bounds as follows:

BEGINNING at a found ½" iron rod (**GPS** Coordinates: N:17107838.3900, E:679746.3870) on the south right-of-way line of Victory Drive (60' ROW), also being a point of curvature having a radius of 770.00 feet, as per the plat of The Coves At Winfield Phase 2, as recorded in Volume 39, Page 3, Map Records of Webb County, Texas, same being the **POINT OF BEGINNING** of this tract of land containing 49.80 acres, more or less, for a point of deflection hereof; (GPS Coordinates: N:17107838.3900, E:679746.3870)

THENCE, N 80° 28' 43" W, a distance 152.63 feet to a set ½" iron rod at a point of curvature of a 561.69-foot curve to the right, having a radius of 570.00 feet, delta of 56° 27' 39", and a chord of N 52° 13' 14" W - 539.24 feet, a point of deflection hereof;

THENCE, along said curve, an arc length of 561.69-feet to a set ½" iron rod at a point of curvature of a 64.77-foot curve to the right, having a radius of 570.00 feet, delta of 06° 30' 40", and a chord of N 20° 44' 05" W – 64.74 feet, a point of deflection hereof;

THENCE, along said curve, an arc length of 64.77 feet to a set ½" iron rod at a point of curvature of a 225.93-foot curve to the left, having a radius of 350.00 feet, delta of 36° 59' 08", and a chord of N 35° 58' 20" W – 222.03 feet, a point of deflection hereof;

THENCE, along said curve, an arc length of 225.93 feet to a set ½" iron rod at a point of curvature of a 9.91-foot curve to the left, having a radius of 350.00 feet, delta of 01° 37' 20", and a chord of N 55° 16' 35" W – 9.91 feet, a point of deflection hereof;

THENCE, along said curve, an arc length of 9.91 feet to a set ½" iron rod at a point of curvature of a 20.54-foot curve to the right, having a radius of 350.00 feet, delta of 03° 21' 47", and a chord of N 54° 24' 20" W – 20.54 feet, a point of deflection hereof;

THENCE, along said curve, an arc length of 20.54 feet to a set ½" iron rod at a point of curvature of a 93.15-foot curve to the right, having a radius of 350.00 feet, delta of 15° 14' 59", and a chord of N 45° 05' 58" W – 92.88 feet, a point of deflection hereof;

THENCE, along said curve, an arc length of 93.15 feet to a set ½" iron rod at a point of curvature of a 143.97-foot curve to the left, having a radius of 350.00 feet, delta of 23° 34' 07", and a chord of N 49° 15' 33" W – 142.96 feet, a point of deflection hereof;

THENCE, along said curve, an arc length of 143.97 feet to a set ½" iron rod at a point of curvature of a 928.56-foot curve to the right, having a radius of 1,500.00 feet, delta of 35° 28' 06", and a chord of N 43° 18' 33" W – 913.80 feet, a point of deflection hereof;

THENCE, along said curve, an arc length of 928.56 feet to a set ½" iron rod, an interior corner hereof;

THENCE, N 58° 51' 55" W, a distance of 68.91 feet to a set ½" iron rod at a point of curvature of an 87.75-foot curve to the left, having a radius of 700.00 feet, delta of 07° 10' 58", and a chord of S 67° 52' 05" W – 87.69 feet, being a corner clip hereof;

THENCE, along said curve, an arc length of 87.69 feet to a set ½" iron rod, an exterior corner hereof;

THENCE, N 38° 36' 03" W, a distance of 156.78 feet to a set ½" iron rod at a point of curvature of a 96.74-foot curve to the left, having a radius of 411.00 feet, delta of 13° 29' 11", and a chord of N 28° 06' 41" E – 96.52 feet, for an exterior corner hereof;

THENCE, along said curve, an arc length of 96.74 feet to a set ½" iron rod at a point of curvature of a 98.06-foot curve to the right, having a radius of 300.00 feet, delta of 18° 43' 39", and a chord of N 30° 46' 13" E – 97.62 feet, a point of deflection hereof;

THENCE, along said curve, an arc length of 98.06 feet to a set ½" iron rod at a point of curvature of a 25-foot curve to the left, having a radius of 25 feet, delta of 57° 17' 33", and a chord of N 11° 29' 31" E – 23.97 feet, a point of deflection hereof;

THENCE, along said curve, an arc length of 25 feet to a set ½" iron rod at a point of curvature of a 40.23-foot curve to the right, having a radius of 1,760.00 feet, delta of 1° 18' 35", and a chord of N 16° 29' 44" W – 40.23 feet, a point of deflection hereof;

THENCE, along said curve, an arc length of 40.23 feet to a set ½" iron rod, for an exterior corner hereof;

THENCE, N 74° 09' 34" E, a distance of 60.00 feet to a set ½" iron rod at a point of curvature of a 73.25-foot curve to the left, having a radius of 190.00 feet, delta of 22° 05' 24", and a chord of S 27° 41' 14" E – 72.80 feet, for an exterior corner hereof;

THENCE, along said curve, an arc length of 73.25 feet to a set ½" iron rod, an interior corner hereof;

THENCE, S 88° 13' 16" E, a distance of 79.08 feet to a set ½" iron rod, being a corner clip hereof;

THENCE, N 51° 38' 50" E, a distance of 247.18 feet to a set ½" iron rod at a point of curvature of a 1,039.23-foot curve to the right, having a radius of 1,560 feet, delta of 38° 10' 08", and a chord of N 70° 53' 14" E – 1,020.12 feet, a point of deflection hereof;

THENCE, along said curve, an arc length of 1,039.24 feet to a set ½" iron rod, a point of deflection hereof;

THENCE, N 89° 58' 18" E, a distance of 80.89 feet to a set ½" iron rod, an interior corner hereof;

THENCE, N 47° 55' 27" E, a distance of 136.27 feet to a set ½" iron rod, being a corner clip hereof;

THENCE, N 00° 00' 00" W, a distance of 15.71 feet to a set ½" iron rod, an exterior corner hereof;

THENCE, N 90° 00' 00" E, a distance of 90.00 feet to a set ½" iron rod, an exterior corner hereof;

THENCE, S 00° 00' 00" E, a distance of 6.89 feet to a set ½" iron rod, an interior corner hereof;

THENCE, S 45° 00' 51" E, a distance of 141.46 feet to a set ½" iron rod, being a corner clip hereof;

THENCE, N 89° 58' 18" E, a distance of 268.15 feet to a set ½" iron rod, an exterior corner hereof;

THENCE, S 00° 01' 42" E, a distance of 120.00 feet to a set ½" iron rod, an exterior corner hereof;

THENCE, S 89° 58' 18" W, a distance of 246.59 feet to a set ½" iron rod, an interior corner hereof;

THENCE, S 53° 46' 04" W, a distance of 157.03 feet to a set ½" iron rod, being a corner clip hereof;

THENCE, S 00° 00' 00" W, a distance of 224.17 feet to a set ½" iron rod at a point of curvature of a 331.09-foot curve to the right, having a radius of 940.00 feet, delta of 20° 10' 51", and a chord of S 10° 05' 26" W – 329.38 feet, a point of deflection hereof;

THENCE, along said curve, an arc length of 331.09 feet to a set ½" iron rod at a point of curvature of a 45.34-foot curve to the right, having a radius of 860.30 feet, delta of 3° 01' 16", and a chord of S 18° 38' 51" W – 45.34 feet, a point of deflection hereof;

THENCE, along said curve, an arc length of 45.34 feet to a found ½" iron rod, on the east right-of-way line of Champion's Way (80' ROW), also being a point of curvature having a radius of 860.00 feet, as per the plat of The Coves At Winfield Phase 2, as recorded in Volume 39, Page 3, Map Records of Webb County, Texas, an exterior corner hereof;

THENCE, N 72° 49' 44" W, a distance of 79.97 feet to a found ½" iron rod, on the west right-of-way line of said Champion's Way (80' ROW), also being a point of curvature having a radius of 940.00 feet, delta of 40° 50' 24", and a chord of S 03° 15' 37" E – 655.93 feet, an interior corner hereof;

THENCE, continuing along the west right-of-way of said Champion's Way (80' ROW), also being along said curve having a radius of 940.00 feet, an arc length of 670.02 feet to a set ½" iron rod at a point of curvature of a 437.48-foot curve to the left, having a radius of 540.00 feet, delta of 46° 25' 06", and a chord of S 46° 53' 14" E – 425.62 feet, a point of deflection hereof;

THENCE, along said curve, an arc length of 437.48 feet to a set ½" iron rod, being a corner clip hereof;

THENCE, S 30° 24' 09" E, a distance of 37.04 feet to a found ½" iron rod, being a corner clip hereof;

THENCE, S 11° 25' 07" W, a distance of 77.80 feet to a found ½" iron rod at the northeast corner of The Coves At Winfield Phase 10A, as recorded in Volume 5400, Pages 824-829, of the Official Public Records of Webb County, Texas, said corner being on the west right-of-way line of Persistence Road, as per the plat of The Coves At Winfield Phase 2, as recorded in Volume 39, Page 3, Map Records of Webb County for an exterior corner hereof;

THENCE, N 78° 22' 17" W, a distance of 107.81 feet to a found ½" iron rod, said iron rod being on the south line of a 60-foot CPL easement, as recorded in Volume 241, Page 569, Official Public Records of Webb County, Texas, same being an exterior corner of said The Coves At Winfield Phase 10A, an interior corner hereof;

THENCE, S 69° 58' 04" W, along with the south line of said 60-foot CPL easement, a distance of 45.84 feet to a found ½" iron rod, said iron rod being on the south line of said 60-foot CPL easement and same being on the east line of a 30-foot drainage easement, as recorded in Volume 39, Page 03, Map Records of Webb County, Texas, also being an exterior corner of said The Coves At Winfield Phase 10A, an interior corner hereof;

THENCE, S 08° 47' 26" W, along with the common boundary line of said 30-foot drainage easement, and with the east boundary line of said The Coves At Winfield Phase 10A, of a distance of 257.12 feet to a found ½" iron rod, also being the southwest corner of said The Coves At Winfield Phase 10A, for an interior corner hereof;

THENCE, S 74° 41' 20" E, leaving the east line of said 30-foot drainage easement, and continuing with the common boundary line between this tract and said The Coves At Winfield Phase 10A, a distance of 135.55 feet to a found ½" iron rod, being on the west right-of-way line of said Persistence Road, also being the southeast corner of said The Coves At Winfield Phase 10A, for an exterior corner hereof;

THENCE, S 11° 20' 08" W, along said right-of-way line of said Persistence Road, a distance of 37.33 feet to a found ½" iron rod, being a corner clip hereof;

THENCE, S 54° 05' 37" W, a distance of 26.91 feet to a found ½" iron rod, being a corner clip hereof;

THENCE, S 06° 22' 29" W, a distance of 59.99 feet to the **POINT OF BEGINNING** of this tract of land containing 49.80 acres, more or less.

Basis of Bearings: Texas Coordinate System of 1983, South Zone 4205.

CERTIFICATE OF OWNER:

STATE OF TEXAS:
COUNTY OF WEBB:

I, **RADCLIFFE KILLAM II** AS **PRESIDENT AND CEO** OF **KILLAM MANAGEMENT L.C., THE SOLE VOTING MEMBER OF CHARCO LAND SALES, L.L.C., A TEXAS LIMITED PARTNERSHIP COMPANY,** THE UNDERSIGNED OWNER OF THE LAND, SHOWN ON THIS PLAT, AND DESIGNATED HEREIN AS **THE COVES AT WINFIELD, PHASE 10B** IN THE CITY OF LAREDO, COUNTY OF WEBB, TEXAS, AND WHOSE NAME IS SUBSCRIBED HERE TO, HEREBY DEDICATE TO THE USE OF THE PUBLIC FOREVER ALL EASEMENTS AND PUBLIC PLACES THEREON SHOWN FOR THE PURPOSE AND CONSIDERATION THEREIN EXPRESSED.

_____ _____/_____/_____
RADCLIFFE KILLAM II DATE
PRESIDENT AND CEO

STATE OF TEXAS:
COUNTY OF WEBB:

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED RADCLIFFE KILLAM II, 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 _____, 2026.

_____
NOTARY PUBLIC 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 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.

_____ _____/_____/_____
HUGO SECA, P.E., R.P.L.S. DATE
REGISTERED PROFESSIONAL ENGINEER
TEXAS No. 82079

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 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.

_____ _____/_____/_____
HUGO SECA, P.E., R.P.L.S. DATE
REGISTERED PROFESSIONAL LAND SURVEYOR
TEXAS No. 5783

PLAT APPROVAL - CITY ENGINEER:

I HAVE REVIEWED THIS PLAT AND ACCOMPANYING CONSTRUCTION DRAWINGS IDENTIFIED AS PLAT OF **THE COVES AT WINFIELD, PHASE 10B**, PREPARED BY HUGO SECA, REGISTERED PROFESSIONAL ENGINEER NO. 82079, AND DATED THE _____ DAY OF _____, 2026 WITH THE LAST REVISED DATE ON _____, 2026, AND HAVE FOUND THEM IN COMPLIANCE WITH THE SUBDIVISION ORDINANCE OF THE CITY OF LAREDO, TEXAS.

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

PLANNING COMMISSION APPROVAL:

THIS PLAT OF **THE COVES AT WINFIELD, PHASE 12**, HAS BEEN SUBMITTED AND CONSIDERED BY THE PLANNING COMMISSION OF THE CITY OF LAREDO, AND IS HEREBY APPROVED BY SUCH COMMISSION ON THE _____ DAY OF _____, 2026.

_____ _____/_____/_____
DANIELA SADA PAZ DATE
PLANNING & ZONING COMMISSION CHAIR

ATTESTMENT OF PLANNING COMMISSION APPROVAL:

THE CITY OF LAREDO PLANNING COMMISSION APPROVED THE FILING FOR RECORD OF THIS PLAT OF **THE COVES AT WINFIELD, PHASE 10B**, AT A PUBLIC MEETING HELD ON THE DAY _____ OF _____, 2026. THE MINUTES OF SAID MEETING REFLECT SUCH APPROVAL.

_____ _____/_____/_____
VANESSA GUERRA, AICP DATE
PLANNING DIRECTOR

CERTIFICATION OF COUNTY CLERK:

I, **MARGE R. IBARRA**, CLERK OF THE COUNTY COURT IN AND FOR THE WEBB COUNTY, DO HEREBY CERTIFY THAT THE FOREGOING 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 PLAT RECORDS OF SAID COUNTY.

_____ _____/_____/_____
DEPUTY COUNTY CLERK DATE
WEBB COUNTY, TEXAS

CERTIFICATION OF COUNTY CLERK:

FILED OF RECORD AT _____ O'CLOCK ___M. ON THE _____ DAY OF _____, 2026.

DEPUTY: _____

_____ _____/_____/_____
COUNTY CLERK DATE
WEBB COUNTY, TEXAS

SURVEYOR:
SECA ENGINEERING, LLC.
CIVIL ENGINEERS • LAND SURVEYORS
1781 SAN MARK DRIVE, LAREDO, TEXAS 78045
OFFICE: (956) 251-1064
TBPE FIRM REGISTRATION No. F-13054
TBPLS FIRM REGISTRATION No. 10038130

ENGINEER:
CHRISTOPHER P. BURNS, P.E. TX 137054

RELEASED UNDER THE AUTHORITY OF
FOR INTERNAL REVIEW ONLY
NOT FOR CONSTRUCTION
MAY 13, 2026

PRELIMINARY PLAT
THE COVES AT WINFIELD, PHASE 10B
SHOWING

A TRACT OF LAND CONTAINING 49.80 ACRES OF LAND, MORE OR LESS, SITUATED IN PORCION 23, LEONARDO SANCHEZ, ORIGINAL GRANTEE, ABSTRACT 283, AND PORCION 24, TORIBIO RODRIGUEZ, ORIGINAL GRANTEE, ABSTRACT 268, WEBB COUNTY, TEXAS, SAID 49.80 ACRES, MORE OR LESS, BEING PARTIALLY OUT OF A TRACT OF LAND CONTAINING 397.9304 ACRES, CONVEYED TO CHARCO LAND SALES, L.L.C. AS RECORDED IN VOLUME 5459, PAGES 447-454, OFFICIAL PUBLIC RECORDS, WEBB COUNTY, TEXAS, AND PARTIALLY OUT OF A TRACT OF LAND CONTAINING 200.68 ACRES, CONVEYED TO CHARCO LAND SALES, L.L.C., AS RECORDED IN VOLUME 5605, PAGES 213-214 (VOLUME 5577, PAGES 691-707), OFFICIAL PUBLIC RECORDS, WEBB COUNTY, TEXAS, AND PARTIALLY OUT OF A TRACT OF LAND CONTAINING 200.68 ACRES, CONVEYED TO CHARCO LAND SALES, L.L.C., AS RECORDED IN VOLUME 5577, PAGES 691-707, OFFICIAL PUBLIC RECORDS, WEBB COUNTY, TEXAS, AND SAID 49.80 ACRES, MORE OR LESS, BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

CITY OF LAREDO, WEBB COUNTY, TEXAS

KILLAM

DRAWN BY:	M.C.
CHECKED BY:	C.B.
APPROVED BY:	C.B.
JOB No.	
FILENAME	
DATE	
SCALE: 24 X 36	SCALE:
SCALE: 11 X 17	SCALE:

C-2.3

City of Laredo

Planning & Zoning Commission

Meeting Date: 7/2/2026 **Preliminary Plats and Replats 9C**

SUBJECT
Preliminary consideration of the plat of The Coves at Winfield, Phase 11. The intent is residential.

PL-144-2026
District VI - Cm. Dr. Tyler King

PREVIOUS COUNCIL ACTION
N/A

BACKGROUND
APPLICANT: Charcos Land Sales
ENGINEER: Mesquite Engineering

PROPERTY INFORMATION:
Location: Northeast of Campions Parkway and E. Del Mar Boulevard
Size: Approximately 29.54 acres, more or less
Proposed Development: 94 Lots
Current Zoning: R-1 (Single Family Residential District)
Council District: District VI - Cm. Dr. Tyler King

COMMITTEE RECOMMENDATION
N/A

STAFF RECOMMENDATION
APPROVE SUBJECT TO THE FOLLOWING COMMENTS:
Planning:
1. This portion of E. Del Mar Boulevard is identified as Multi-Way Boulevard (140'-150' ROW) on the Future Thoroughfare Plan. Revise the proposed ROW width to conform to the Future Thoroughfare Plan.

2. The proposed intersection of Patriot Dreams Way and Freedom Drive within Phase 11 appears to create street jogs of less than 300 feet with the two (2) proposed intersections of Independence Way and Patriot Dreams Way within Phase 9. Pursuant to Section 3.2 F. of the Subdivision Ordinance, street jogs with centerline effects of less than 300 feet shall be avoided. Please revise the street alignment accordingly.

2. Based on Railroad Commission GIS mapping and available aerial imagery, a natural gas pipeline appears to traverse the proposed subdivision phase. However, it is not identified on the plat. Verify the location, size, and associated easements of any existing gas transmission lines within the

proposed development, and label them on the plat.

If applicable, provide the required no-build zone in accordance with Section 24.77.2 (12) of the Land Development Code. This section requires a minimum 200-foot setback from existing wellheads and related oil, natural gas, or hydrocarbon storage facilities. In addition, transmission lines four (4) inches or greater in diameter shall be provided with a 50-foot no-build zone, measured as 25 feet from the outermost edge of the transmission line on each side.

4. Revise Plat Note No. 2 to state the following: “All curb cuts shall comply with the Standard Technical Specification Manual, as may be amended from time to time.”

5. Revise the labeling of Lot 14, Block 2, as the lot label appears to overlap the acreage for Phase 11.

6. Label 49, Block 3 as Greenspace and add the acreage.

7. Revise the proposed street name “Freedom Drive,” as the street name “Freedom” already exists within the Independence Hill Subdivision. Provide an alternative street name to avoid duplication and potential addressing conflicts.

8. The Masterplan identifies Lot 1, Block 3 as commercial. Therefore, a zone change will be required for the proposed use. Please note that preliminary plat approval does not constitute a staff position on zone change requests. Staff’s official position will be provided only upon formal submittal of a zone change application. All zone change requests are subject to City Council discretion and are not guaranteed.

9. 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).

10. Identify all easements.

11. All improvements as per the Subdivision Ordinance.

Parks:
1. Please schedule a meeting with Parks Staff to discuss Parkland Agreement.

Fire:
1. Fire Hydrants required every 500 feet for residential development.

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. Ensure that proposed curves can handle a speed of 30 mph (as per Subdivision Ordinance Handbook, Section 3-2).

4. Street curves should be design with as large radius curve as practical, with a minimum radius of 100 feet (AASHTO).

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

6. Providing separation between roads and driveways 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.

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

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

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

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

MESQUITE ENGINEERING
KILLAM DEVELOPMENT, LTD.

1501 Matamoros St.
Laredo, TX 78040
(956) 724-7141
TX Certificate of Registration No. F-23558

June 17, 2026

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

Mr. Juan M. Narvaez Jr
Chairman
City of Laredo -Planning & Zoning Commission
1110 Houston Street 2nd Floor
Laredo, Texas 78040

Re: The Coves at Winfield Phase 11

Ms. Guerra & Mr. Narvaez

Please be advised that we are requesting to install utilities within a front yard utility easement on the above referenced project. We are providing this letter as our written notice of such per City of Laredo Subdivision Ordinance requirements.

Should you have any questions, please call.

Sincerely

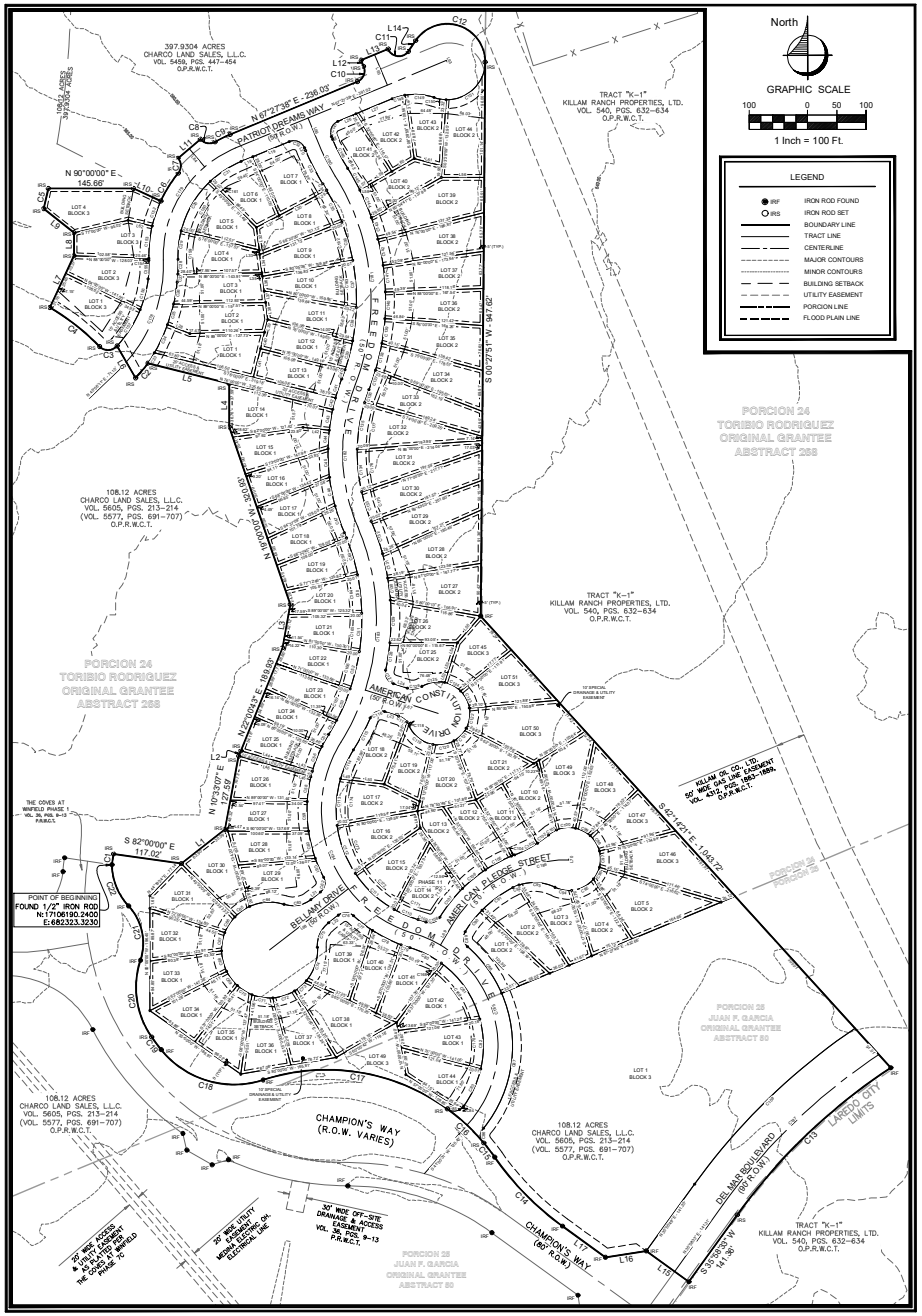
Vince Martinez
Civil Engineer

AERIAL LOCATION MAP



PLAT NOTES

1. SIDEWALK, 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. THE MINIMUM SETBACK SHALL BE DETERMINED BASED ON THE CURRENT ZONING IN ACCORDANCE TO SECTION 24.77.1 OF THE LAREDO LAND DEVELOPMENT CODE. FRONT YARD SETBACKS PER PLAT.
4. POINT OF BEGINNING FOR 29.54 ACRE TRACT: A ½" IRON ROD FOUND AT THE NORTH RIGHT-OF-WAY LINE OF CHAMPION'S WAY (GPS: N:17106190.2400, E:682323.3230)
5. BY GRAPHICALLY PLOTTING, THIS PARCEL WAS DETERMINED NOT TO BE WITHIN A 100 YEAR FREQUENCY FLOOD ZONE AS PER FLOOD INSURANCE RATE MAPS FOR WEBB COUNTY, TEXAS COMMUNITY PANEL No. 48479C1205C & 48479C1210C WITH AN EFFECTIVE DATE: APRIL 2, 2008.
6. ALL SPECIAL DRAINAGE & UTILITY EASEMENTS ARE 10' WIDE (5' ON EACH SIDE OF LOT LINES) UNLESS SPECIFIED OTHERWISE. DRAINAGE STRUCTURES MAY BE PLACED WITHIN THESE EASEMENTS.
7. REAR FENCES OF PROPERTIES ABUTTING SWALES SHALL BE CONSTRUCTED IN SUCH A WAY NOT TO IMPEDE WATER FLOW.
8. THE HOMEOWNERS ASSOCIATION (HOA) WILL MAINTAIN UNBUILDABLE LOTS.
9. THE HOMEOWNERS ASSOCIATION (HOA) WILL MAINTAIN ISLANDS ON CUL-DE-SACS.
10. THE HOMEOWNERS ASSOCIATION (HOA) WILL MAINTAIN THE NO PARKING, ONE WAY, AND RED PAINTED FIRE LANE CURB IMPROVEMENTS IN ALL THE CUL-DE-SAC PROPOSED MEDIANS.
11. ALL DRIVEWAYS ALONG CHAMPIONS WAY SHALL BE CONSTRUCTED IN SUCH A WAY THAT VEHICLES DO NOT REVERSE ON TO STREET, i.e. CIRCULAR, HAMMERHEADS, AND MUST BE APPROVED BY THE CITY OF LAREDO THROUGH THE BUILDING PERMITTING PROCESS.
12. GARAGE ON SIDE OF LOT AT CORNER LOTS SHALL HAVE A MINIMUM OF 20 FEET SETBACK.
13. EROSION, SEDIMENT, AND STORMWATER CONTROLS ARE REQUIRED FOR ALL LOT CONSTRUCTION, INCLUDING SINGLE-FAMILY, MULTIFAMILY, AND COMMERCIAL PROJECTS, DURING THE BUILDING PROCESS. THE LOT OWNER OR BUILDER IS RESPONSIBLE FOR INSTALLING AND MAINTAINING BEST MANAGEMENT PRACTICES (BMPs), 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.



PARCEL TABLE BLOCK 1	
PARCEL #	AREA
LOT 1	10,039.58 SQ. FT.
LOT 2	8,132.65 SQ. FT.
LOT 3	7,649.97 SQ. FT.
LOT 4	7,940.75 SQ. FT.
LOT 5	8,270.20 SQ. FT.
LOT 6	7,201.43 SQ. FT.
LOT 7	9,211.90 SQ. FT.
LOT 8	7,568.41 SQ. FT.
LOT 9	8,107.82 SQ. FT.
LOT 10	8,401.25 SQ. FT.
LOT 11	8,083.01 SQ. FT.
LOT 12	7,648.03 SQ. FT.
LOT 13	7,481.55 SQ. FT.
LOT 14	10,467.91 SQ. FT.
LOT 15	8,150.92 SQ. FT.
LOT 16	7,466.98 SQ. FT.
LOT 17	6,921.44 SQ. FT.
LOT 18	6,764.71 SQ. FT.
LOT 19	7,151.65 SQ. FT.
LOT 20	6,630.81 SQ. FT.
LOT 21	7,011.60 SQ. FT.
LOT 22	7,156.60 SQ. FT.
LOT 23	7,031.62 SQ. FT.

PARCEL TABLE BLOCK 1	
PARCEL #	AREA
LOT 24	6,576.31 SQ. FT.
LOT 25	6,823.96 SQ. FT.
LOT 26	7,671.46 SQ. FT.
LOT 27	7,036.02 SQ. FT.
LOT 28	7,154.35 SQ. FT.
LOT 29	9,435.15 SQ. FT.
LOT 30	8,360.64 SQ. FT.
LOT 31	8,627.80 SQ. FT.
LOT 32	7,581.62 SQ. FT.
LOT 33	7,755.20 SQ. FT.
LOT 34	7,846.76 SQ. FT.
LOT 35	7,626.83 SQ. FT.
LOT 36	7,619.80 SQ. FT.
LOT 37	7,179.52 SQ. FT.
LOT 38	10,051.12 SQ. FT.
LOT 39	10,151.21 SQ. FT.
LOT 40	6,452.85 SQ. FT.
LOT 41	7,291.28 SQ. FT.
LOT 42	8,730.36 SQ. FT.
LOT 43	8,177.37 SQ. FT.
LOT 44	7,590.71 SQ. FT.

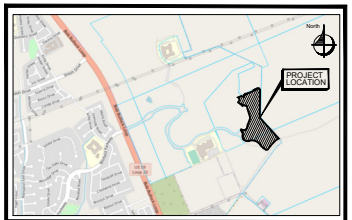
PARCEL TABLE BLOCK 2	
PARCEL #	AREA
LOT 1	9,421.36 SQ. FT.
LOT 2	8,980.88 SQ. FT.
LOT 3	8,520.14 SQ. FT.
LOT 4	6,798.74 SQ. FT.
LOT 5	12,303.23 SQ. FT.
LOT 10	6,679.04 SQ. FT.
LOT 11	6,041.16 SQ. FT.
LOT 12	6,278.19 SQ. FT.
LOT 13	7,254.69 SQ. FT.
LOT 14	8,387.15 SQ. FT.
LOT 15	8,045.65 SQ. FT.
LOT 16	8,077.34 SQ. FT.
LOT 17	7,649.56 SQ. FT.
LOT 18	8,336.29 SQ. FT.
LOT 19	6,108.42 SQ. FT.
LOT 20	7,289.30 SQ. FT.
LOT 21	8,026.49 SQ. FT.
LOT 25	7,798.11 SQ. FT.
LOT 26	8,215.51 SQ. FT.
LOT 27	10,067.13 SQ. FT.
LOT 28	11,104.33 SQ. FT.
LOT 29	10,138.24 SQ. FT.
LOT 30	10,641.48 SQ. FT.

PARCEL TABLE BLOCK 2	
PARCEL #	AREA
LOT 31	9,705.59 SQ. FT.
LOT 32	9,286.94 SQ. FT.
LOT 33	10,042.01 SQ. FT.
LOT 34	10,600.59 SQ. FT.
LOT 35	10,174.41 SQ. FT.
LOT 36	9,149.54 SQ. FT.
LOT 37	9,273.58 SQ. FT.
LOT 38	9,887.90 SQ. FT.
LOT 39	11,922.70 SQ. FT.
LOT 40	6,716.11 SQ. FT.
LOT 41	7,080.94 SQ. FT.
LOT 42	7,443.83 SQ. FT.
LOT 43	6,627.53 SQ. FT.
LOT 44	10,160.94 SQ. FT.

PARCEL TABLE BLOCK 3	
PARCEL #	AREA
LOT 1	10,492.60 SQ. FT.
LOT 2	8,305.44 SQ. FT.
LOT 3	7,029.67 SQ. FT.
LOT 4	11,267.01 SQ. FT.

LINE TABLE		
LINE #	LENGTH	DIRECTION
L1	94.54'	N 52°00'00" E
L2	10.10'	N 24°04'59" E
L3	75.48'	N 10°00'00" E
L4	74.35'	N 00°00'00" E
L5	143.22'	N 76°00'00" W
L6	63.25'	N 29°56'11" W
L7	97.73'	N 25°00'00" E
L8	39.39'	N 00°00'00" E
L9	66.10'	N 51°28'14" W
L10	51.41'	S 65°16'27" E
L11	50.00'	N 49°39'56" E
L12	11.40'	N 22°32'22" W
L13	50.00'	N 67°27'38" E
L14	22.75'	N 34°09'19" E
L15	90.00'	N 54°03'04" W
L16	70.62'	S 81°03'19" W
L17	90.90'	N 54°04'16" W
L18	22.00'	N 67°27'38" E
L19	67.24'	N 67°27'38" E
L20	5.00'	S 22°32'23" E
L21	21.02'	S 52°14'59" W
L22	21.02'	N 52°14'59" E
L23	25.05'	S 72°12'12" E
L24	25.05'	N 72°12'12" W
L25	5.01'	N 22°32'51" W
L26	33.55'	N 67°27'38" E
L27	67.05'	N 67°27'38" E
L28	41.31'	S 68°12'27" E
L29	21.95'	S 62°00'00" W
L30	70.13'	S 62°00'00" W
L31	44.02'	S 62°00'00" W
L32	39.19'	S 07°00'00" E
L33	7.29'	S 07°00'00" E
L34	31.50'	S 07°00'00" E
L35	5.95'	S 07°00'00" E

LINE TABLE		
LINE #	LENGTH	DIRECTION
L36	25.84'	S 07°00'00" E
L37	19.49'	S 07°00'00" E
L38	29.63'	S 07°00'00" E
L39	22.29'	S 14°00'00" W
L40	28.71'	S 14°00'00" W
L41	51.00'	S 14°00'00" W
L42	45.13'	N 83°42'59" W
L43	39.12'	N 74°00'02" W
L44	87.85'	N 73°59'59" W
L45	27.26'	N 74°00'02" W
L46	101.37'	N 73°59'59" W
L47	5.87'	N 62°38'12" W
L48	28.99'	N 08°57'41" W
L49	20.28'	S 83°00'01" E
L50	55.04'	S 83°00'00" E
L51	67.55'	S 64°00'00" E
L52	17.79'	N 18°00'00" E
L53	21.31'	N 18°00'00" E
L54	32.31'	N 18°00'00" E
L55	60.56'	N 40°59'27" E
L56	73.40'	N 90°00'00" E
L57	17.54'	N 59°59'59" E
L58	5.98'	N 60°00'00" E
L59	40.05'	N 60°00'00" E
L60	44.12'	N 60°00'00" E
L61	49.02'	S 75°30'00" E
L62	42.44'	N 76°45'06" W
L63	2.58'	S 22°32'22" E
L64	40.83'	N 40°20'05" W
L65	56.40'	N 22°32'22" W
L66	49.92'	S 22°32'22" E
L67	131.26'	S 72°12'12" E
L68	170.80'	S 52°14'59" W
L69	37.82'	N 30°31'38" E
L70	1.37'	N 00°38'17" E



VICINITY MAP SCALE: 1" = 2000'

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RELEASED UNDER THE AUTHORITY OF CHRISTOPHER P. BURNS, P.E. TX 137054
FOR INTERNAL REVIEW ONLY
NOT FOR CONSTRUCTION
MAY 18, 2026

SURVEYOR:
SECA ENGINEERING, L.L.C.
CIVIL ENGINEERING • LAND SURVEYING
1150 CALLAGHAN ROAD, SUITE 113 LAREDO, TEXAS 78041
(956) 568-4954 TBPE FIRM REGISTRATION No. F-10371
1701 JACAMAN ROAD, SITE 113 LAREDO, TEXAS 78041
TBPLS FIRM REGISTRATION No. 10075400

ENGINEER:
MESQUITE ENGINEERING
1501 MATAMOROS ST. LAREDO, TEXAS 78040
(956) 568-4954
TBPE FIRM REGISTRATION No. F-12858

PRELIMINARY PLAT
THE COVES AT WINFIELD
PHASE 11
A TRACT OF LAND CONTAINING 29.54 ACRES OF LAND, MORE OR LESS, SITUATED WITHIN PORCION 24 TORIBIO RODRIGUEZ, ORIGINAL GRANTEE, ABSTRACT 288, AND PORCION 25 JUAN F. GARCIA, ORIGINAL GRANTEE, ABSTRACT 80, CITY OF LAREDO, WEBB COUNTY, TEXAS, BEING OUT OF AND CONSISTING OF CHARCO LAND SALES, L.L.C. 4.26 ACRES (VOLUME 5459, PAGES 447-454, O.P.R.W.C.T.) AND CHARCO LAND SALES, L.L.C. 108.12 ACRES (VOLUME 5605, PAGES 213-214 (VOLUME 5577, PAGES 691-707), O.P.R.W.C.T.
CITY OF LAREDO, WEBB COUNTY, TEXAS

OWNER:
KILLAM
CHARCO LAND SALES, L.L.C.
4300 UNIVERSITY BLVD.
LAREDO, TEXAS 78041-1934
PHONE: (956) 727-5144

SHEET NAME:
FINAL PLAT

REVISED DATE:

DRAWN BY:	A.M.
CHECKED BY:	V.M.
APPROVED BY:	H.S.
JOB No.:	10-TCR (The Coves Subdivision)
FILENAME:	
DATE:	
SCALE: 24 X 36	1" = 100'
SCALE: 11 X 17	

1 of 3

CURVE TABLE						
CURVE #	LENGTH	RADIUS	DELTA	TANGENT	CHORD DIRECTION	CHORD LENGTH
C1	18.64'	410.00'	2°36'19"	9.32'	N 09°05'57" E	18.64'
C2	32.79'	280.00'	6°42'35"	16.41'	S 40°25'59" W	32.77'
C3	33.77'	20.00'	96°44'58"	22.51'	S 87°32'34" W	29.90'
C4	108.61'	400.00'	15°33'23"	54.64'	N 51°51'50" W	108.27'
C5	35.42'	1,715.00'	1°11'00"	17.71'	N 12°53'44" E	35.42'
C6	56.38'	225.00'	14°21'22"	28.34'	N 31°54'13" E	56.23'
C7	27.72'	20.00'	79°24'58"	16.61'	N 00°37'35" W	25.56'
C8	27.72'	20.00'	79°24'58"	16.61'	S 80°02'33" E	25.56'
C9	28.32'	225.00'	7°12'40"	14.18'	N 63°51'18" E	28.30'
C10	31.42'	20.00'	90°00'00"	20.00'	N 23°22'38" E	28.28'
C11	42.22'	20.00'	120°57'30"	35.32'	S 83°01'07" E	34.81'
C12	165.97'	65.00'	146°17'47"	214.59'	S 72°41'10" E	124.42'
C13	365.82'	1,000.00'	20°57'36"	184.98'	S 46°11'38" W	363.79'
C14	166.37'	500.00'	19°03'53"	83.96'	N 44°29'38" W	165.60'
C15	30.55'	350.00'	5°00'01"	15.28'	N 37°31'14" W	30.54'
C16	85.72'	350.00'	14°01'58"	43.08'	N 46°58'17" W	85.51'
C17	330.74'	350.00'	54°08'37"	178.89'	N 81°03'57" W	318.57'
C18	193.63'	160.00'	69°20'24"	110.67'	N 73°29'01" W	182.03'
C19	27.20'	410.00'	3°48'05"	13.61'	N 36°56'52" W	27.20'
C20	137.32'	147.50'	53°20'23"	74.09'	N 08°20'15" W	132.41'
C21	99.93'	93.50'	61°14'13"	55.34'	N 12°17'10" W	95.24'
C22	77.89'	106.50'	41°54'15"	40.78'	N 21°58'33" W	76.17'
C23	21.01'	305.50'	3°56'26"	10.51'	N 31°48'26" E	21.01'
C24	53.27'	305.50'	9°59'28"	26.70'	N 24°50'15" E	53.20'
C25	36.70'	305.50'	6°52'57"	18.37'	N 16°23'46" E	36.67'
C26	37.97'	305.50'	7°07'17"	19.01'	N 09°23'27" E	37.95'
C27	13.75'	274.35'	2°52'16"	6.88'	N 04°50'23" E	13.75'
C28	25.34'	274.35'	5°17'35"	12.68'	N 00°46'12" E	25.34'
C29	49.42'	175.00'	16°10'45"	24.87'	N 06°13'09" E	49.25'
C30	99.40'	175.00'	32°32'46"	51.08'	N 30°34'51" E	98.07'
C31	62.94'	175.00'	20°36'26"	31.81'	N 57°09'25" E	62.60'
C32	31.42'	20.00'	90°00'00"	20.00'	S 67°32'22" E	28.28'
C33	64.15'	385.00'	9°32'50"	32.15'	S 27°19'29" E	64.08'
C34	12.55'	375.00'	1°55'01"	6.27'	S 31°08'22" E	12.55'
C35	60.62'	375.00'	9°15'43"	30.38'	S 25°33'00" E	60.55'
C36	68.20'	375.00'	10°25'11"	34.19'	S 15°42'52" E	68.10'
C37	80.80'	375.00'	12°20'40"	40.55'	S 04°19'36" E	80.64'
C38	57.60'	375.00'	8°48'01"	28.88'	S 06°14'45" W	57.54'
C39	51.04'	375.00'	7°47'55"	25.56'	S 14°32'43" W	51.00'
C40	17.21'	375.00'	2°37'44"	8.60'	S 19°45'32" W	17.20'
C41	33.99'	350.00'	5°33'52"	17.01'	S 18°17'28" W	33.98'
C42	20.00'	350.00'	3°16'28"	10.00'	S 13°52'18" W	20.00'
C43	36.35'	350.00'	5°57'03"	18.19'	S 09°15'33" W	36.34'
C44	31.48'	350.00'	5°09'13"	15.75'	S 03°42'24" W	31.47'
C45	49.05'	350.00'	8°01'47"	24.57'	S 02°53'06" E	49.01'
C46	50.38'	350.00'	8°14'53"	25.24'	S 11°10'25" E	50.34'
C47	48.15'	350.00'	7°52'56"	24.11'	S 19°05'20" E	48.11'
C48	9.59'	375.00'	1°27'55"	4.80'	S 22°17'51" E	9.59'
C49	65.69'	375.00'	10°02'14"	32.93'	S 16°32'46" E	65.61'
C50	66.45'	375.00'	10°09'10"	33.31'	S 06°27'04" E	66.36'
C51	65.79'	375.00'	10°03'09"	32.98'	S 03°39'05" W	65.71'
C52	65.86'	375.00'	10°03'44"	33.01'	S 13°42'31" W	65.77'
C53	58.47'	375.00'	8°55'58"	29.29'	S 23°12'23" W	58.41'
C54	27.90'	375.00'	4°15'43"	13.96'	S 29°48'15" W	27.89'
C55	23.36'	245.00'	5°27'43"	11.69'	S 29°12'21" W	23.35'
C56	45.68'	245.00'	10°40'58"	22.91'	S 21°07'54" W	45.61'
C57	10.00'	245.00'	2°20'22"	5.00'	S 14°37'17" W	10.00'
C58	42.79'	245.00'	10°00'27"	21.45'	S 08°26'53" W	42.74'
C59	50.53'	245.00'	11°49'05"	25.36'	S 02°27'53" E	50.44'
C60	48.32'	245.00'	11°17'59"	24.24'	S 14°01'25" E	48.24'
C61	35.49'	245.00'	8°18'00"	17.78'	S 23°49'24" E	35.46'
C62	28.00'	20.00'	80°13'23"	16.85'	S 12°08'18" W	25.77'
C63	48.33'	50.00'	55°22'35"	26.24'	S 79°56'17" W	46.47'

CURVE TABLE						
CURVE #	LENGTH	RADIUS	DELTA	TANGENT	CHORD DIRECTION	CHORD LENGTH
C64	60.39'	82.00'	42°11'39"	31.64'	S 86°31'45" W	59.03'
C65	31.09'	82.00'	21°43'29"	15.73'	S 54°34'11" W	30.91'
C66	32.33'	82.00'	22°35'20"	16.38'	S 32°24'46" W	32.12'
C67	31.65'	82.00'	22°06'55"	16.02'	S 10°03'38" W	31.45'
C68	36.52'	82.00'	25°31'14"	18.57'	S 13°40'22" E	36.22'
C69	30.55'	82.00'	21°20'35"	15.45'	S 37°11'22" E	30.37'
C70	29.59'	82.00'	20°40'44"	14.96'	S 58°12'01" E	29.43'
C71	36.39'	82.00'	25°25'36"	18.50'	S 81°15'12" E	36.09'
C72	39.61'	82.00'	27°40'25"	20.20'	N 72°11'43" E	39.22'
C73	26.82'	82.00'	18°44'26"	13.53'	N 48°59'17" E	26.70'
C74	61.18'	82.00'	42°44'41"	32.09'	N 18°14'47" E	59.77'
C75	48.33'	50.00'	55°22'35"	26.24'	N 24°33'42" E	46.47'
C76	28.00'	20.00'	80°13'23"	16.85'	S 87°38'19" E	25.77'
C77	41.28'	245.00'	9°39'55"	20.68'	S 52°21'02" E	41.21'
C78	54.66'	245.00'	12°46'57"	27.44'	S 63°34'01" E	54.55'
C79	15.79'	245.00'	3°41'37"	7.90'	S 71°48'18" E	15.79'
C80	60.60'	175.00'	19°50'28"	30.61'	S 63°43'52" E	60.30'
C81	118.12'	175.00'	38°40'20"	61.41'	S 34°28'28" E	115.89'
C82	86.22'	175.00'	28°13'40"	44.00'	S 01°01'28" E	85.35'
C83	70.91'	175.01'	23°12'51"	35.95'	S 24°41'50" W	70.43'
C84	8.73'	20.00'	25°01'28"	4.44'	S 48°48'02" W	8.66'
C85	22.58'	20.00'	64°41'06"	12.66'	N 86°19'57" W	21.40'
C86	27.48'	20.00'	78°43'52"	16.41'	N 00°35'09" W	25.37'
C87	244.74'	225.00'	62°19'23"	136.06'	N 07°37'11" E	232.85'
C88	99.52'	225.00'	25°20'29"	50.58'	N 36°12'45" W	98.71'
C89	28.04'	20.00'	80°20'28"	16.88'	N 08°42'46" W	25.80'
C90	46.87'	205.00'	13°05'58"	23.54'	N 38°00'27" E	46.77'
C91	65.57'	205.00'	18°19'36"	33.07'	N 53°43'14" E	65.29'
C92	11.52'	80.00'	8°14'53"	5.77'	N 67°00'29" E	11.51'
C93	63.11'	80.00'	45°11'54"	33.30'	S 86°16'07" E	61.49'
C94	29.54'	54.00'	31°20'51"	15.15'	S 79°20'36" E	29.18'
C95	42.94'	54.00'	45°33'55"	22.68'	N 62°12'01" E	41.82'
C96	23.00'	54.00'	24°24'02"	11.68'	N 27°13'02" E	22.82'
C97	27.89'	54.00'	29°35'14"	14.26'	N 00°13'24" E	27.58'
C98	31.05'	54.00'	32°56'39"	15.97'	N 31°02'33" W	30.62'
C99	28.56'	54.00'	30°18'24"	14.62'	N 62°40'04" W	28.23'
C100	33.34'	54.00'	35°22'23"	17.22'	S 84°29'32" W	32.81'
C101	16.02'	54.00'	16°59'42"	8.07'	S 58°18'30" W	15.96'
C102	23.61'	200.00'	6°45'46"	11.82'	S 53°11'32" W	23.59'
C103	44.13'	200.00'	12°38'36"	22.16'	S 62°53'43" W	44.04'
C104	6.07'	255.00'	1°21'49"	3.03'	S 68°38'06" W	6.07'
C105	50.29'	255.00'	11°17'59"	25.23'	S 62°12'12" W	50.21'
C106	50.28'	255.00'	11°17'53"	25.22'	S 50°54'16" W	50.20'
C107	62.76'	255.00'	14°06'03"	31.54'	S 38°12'19" W	62.60'
C108	27.50'	20.00'	78°47'33"	16.43'	S 70°30'04" W	25.39'
C109	14.13'	225.00'	3°35'56"	7.07'	N 71°51'08" W	14.13'
C110	44.57'	195.00'	13°05'44"	22.38'	N 67°06'14" W	44.47'
C111	91.57'	195.00'	26°54'19"	46.64'	N 47°06'13" W	90.73'
C112	88.53'	195.00'	26°00'39"	45.04'	N 20°38'44" W	87.77'
C113	80.41'	195.00'	23°37'36"	40.79'	N 04°10'24" E	79.84'
C114	54.28'	195.00'	15°56'56"	27.32'	N 23°57'40" E	54.10'
C115	61.82'	425.00'	8°20'05"	30.97'	N 27°46'09" E	61.77'
C116	29.39'	20.00'	84°11'46"	18.07'	N 65°41'55" E	26.82'
C117	17.94'	30.00'	34°15'53"	9.25'	S 55°04'08" E	17.67'
C118	7.77'	30.00'	14°50'00"	3.91'	S 30°31'35" E	7.75'
C119	53.83'	54.00'	57°07'02"	29.39'	S 51°39'49" E	51.63'
C120	37.13'	54.00'	39°24'02"	19.34'	N 80°04'39" E	36.41'
C121	30.68'	54.00'	32°33'20"	15.77'	N 44°05'59" E	30.27'
C122	35.30'	54.00'	37°27'02"	18.30'	N 09°05'47" E	34.67'
C123	33.32'	54.00'	35°21'30"	17.21'	N 27°18'29" W	32.80'
C124	31.62'	54.00'	33°32'51"	16.28'	N 61°45'39" W	31.17'
C125	40.31'	54.00'	42°46'02"	21.14'	S 80°04'55" W	39.38'
C126	25.71'	30.00'	49°05'54"	13.70'	S 83°14'51" W	24.93'

CURVE TABLE						
CURVE #	LENGTH	RADIUS	DELTA	TANGENT	CHORD DIRECTION	CHORD LENGTH
C127	29.39'	20.00'	84°11'46"	18.07'	N 30°06'19" W	26.82'
C128	47.36'	425.00'	6°23'03"	23.70'	N 08°48'02" E	47.33'
C129	73.04'	425.00'	9°50'50"	36.61'	N 00°41'04" E	72.95'
C130	38.15'	425.00'	5°08'36"	19.09'	N 06°48'34" W	38.14'
C131	42.20'	425.00'	5°41'19"	21.12'	N 12°13'35" W	42.18'
C132	59.04'	425.00'	7°57'33"	29.57'	N 19°03'01" W	58.99'
C133	52.97'	300.00'	10°07'00"	26.55'	N 17°58'18" W	52.90'
C134	73.55'	300.00'	14°02'50"	36.96'	N 05°53'23" W	73.37'
C135	80.95'	300.00'	15°27'40"	40.72'	N 08°51'52" E	80.71'
C136	23.45'	300.00'	4°28'43"	11.73'	N 18°50'03" E	23.44'
C137	35.07'	425.00'	4°43'38"	17.54'	N 18°42'35" E	35.06'
C138	47.27'	425.00'	6°22'21"	23.66'	N 13°09'35" E	47.25'
C139	42.48'	425.00'	5°43'38"	21.26'	N 07°56'36" E	42.47'
C140	45.92'	425.00'	6°11'25"	22.98'	N 01°09'04" E	45.89'
C141	45.64'	425.00'	6°09'11"	22.84'	N 05°01'14" W	45.62'
C142	45.63'	425.00'	6°09'07"	22.84'	N 11°10'23" W	45.61'
C143	38.56'	425.00'	5°11'52"	19.29'	N 16°50'53" W	38.54'
C144	51.24'	425.00'	6°54'26"	25.65'	N 22°54'02" W	51.20'
C145	42.60'	425.00'	5°44'37"	21.32'	N 29°13'34" W	42.59'
C146	55.80'	335.00'	9°32'38"	27.97'	N 27°19'33" W	55.74'
C147	31.42'	20.00'	90°00'00"	20.00'	N 22°27'38" E	28.28'
C148	22.57'	97.93'	13°12'17"	11.33'	N 74°00'59" E	22.52'
C149	50.58'	104.69'	27°40'59"	25.80'	S 85°34'48" E	50.09'
C150	21.08'	65.00'	18°35'08"	10.64'	S 79°02'34" E	20.99'
C151	103.45'	65.00'	91°11'08"	66.36'	N 46°04'06" E	92.87'
C152	45.07'	225.05'	11°28'29"	22.61'	S 18°59'10" W	45.00'
C153	55.98'	225.00'	14°15'15"	28.13'	S 06°07'16" W	55.83'
C154	3.39'	225.00'	0°51'52"	1.70'	S 01°26'17" E	3.39'
C155	31.92'	225.00'	8°07'38"	15.98'	S 02°11'35" W	31.89'
C156	54.48'	205.50'	15°11'22"	27.40'	S 14°36'37" W	54.32'
C157	73.73'	205.50'	20°33'26"	37.27'	S 32°29'09" W	73.34'
C158	384.44'	1,090.00'	20°12'28"	194.24'	N 45°49'44" E	382.45'
C159	68.36'	150.00'	26°06'42"	34.78'	N 01°18'16" E	67.77'
C160	85.88'	150.02'	32°47'52"	44.15'	N 30°45'40" E	84.71'
C161	16.05'	150.00'	6°07'54"	8.03'	N 50°13'41" E	16.05'
C162	63.95'	355.00'	10°19'17"	32.06'	S 15°43'32" E	63.86'
C163	74.03'	355.00'	11°56'51"	37.15'	S 04°36'28" E	73.89'
C164	62.33'	354.81'	10°03'58"	31.25'	S 06°25'35" E	62.25'
C165	62.30'	354.83'	10°03'37"	31.23'	S 03°37'54" W	62.22'
C166	62.37'	354.77'	10°04'20"	31.26'	S 13°41'32" W	62.29'
C167	56.72'	354.79'	9°09'37"	28.42'	S 23°18'09" W	56.66'
C168	10.03'	155.00'	3°42'33"	5.02'	S 55°48'11" E	10.03'
C169	102.39'	155.00'	37°51'00"	53.14'	S 34°59'25" E	100.54'
C170	78.20'	155.00'	28°54'29"	39.95'	S 01°36'40" E	77.38'
C171	56.19'	175.03'	18°23'42"	28.34'	N 69°35'25" W	55.95'
C172	82.14'	175.02'	26°53'29"	41.84'	N 46°56'39" W	81.39'
C173	79.80'	175.03'	26°07'22"	40.61'	N 20°26'01" W	79.11'
C174	74.51'	175.00'	24°23'39"	37.83'	N 04°49'36" E	73.95'
C175	52.54'	280.00'	10°45'02"	26.35'	N 17°51'18" W	52.46'
C176	68.31'	280.07'	13°58'29"	34.33'	N 05°29'15" W	68.14'
C177	73.97'	280.16'	15°07'37"	37.20'	N 09°04'11" E	73.75'
C178	208.60'	250.00'	47°48'25"	110.80'	N 22°01'59" E	202.60'
C179	242.01'	200.00'	69°19'51"	138.31'	N 32°47'42" E	227.51'
C180	60.06'	360.00'	9°33'30"	30.10'	S 27°19'07" E	59.99'
C181	371.20'	400.00'	53°10'16"	200.18'	S 05°30'44" E	358.03'
C182	250.17'	325.00'	44°06'12"	131.65'	S 00°58'42" E	244.04'
C183	383.73'	400.00'	54°57'55"	208.07'	S 04°27'10" W	369.18'
C184	405.43'	220.00'	105°36'14"	289.77'	S 20°51'30" E	350.44'
C185	391.30'	200.00'	112°05'53"	297.06'	S 11°36'10" E	331.81'
C186	241.19'	230.00'	60°04'58"	133.01'	N 60°34'06" E	230.29'
C187	372.02'	1,030.00'	20°41'41"	188.06'	N 46°03'54" E	370.01'

LEGAL DESCRIPTION for a TRACT OF LAND containing 29.54 acres, more or less, situated in Porcion 24, Toribio Rodriguez, Original Grantee, Abstract 268, Webb County, Texas, and Porcion 25 Juan F. Garcia, Original Grantee, Abstract 50, Webb County, Texas.

A tract of land containing 29.54 acres, more or less, situated in Porcion 24, Toribio Rodriguez, Original Grantee, Abstract 268, Webb County, Texas, and partially in Porcion 25, Juan F. Garcia, Original Grantee, Abstract 50, Webb County, Texas, and being out of a tract of land called to contain 108.12 acres, conveyed to Charco Land Sales, L.C.C., as described and recorded in Volume 5605, Pages 213-214 (Volume 5577, Pages 691-707), Official Public Records of Webb County, Texas, and partially out of a tract of land called to contain 397.9304 acres, conveyed to Charco Land Sales, L.L.C., as described and recorded in Volume 5459, Pages 447-454, Official Public Records of Webb County, Texas, said tract of land containing 29.54 acres, more or less, being more or less described by the metes and bounds as follows:

BEGINNING at a ½" iron rod (GPS: N.17106190.2400 E.682323.3230) found on the present north end and the east right-of-way line of Champion's Way (R.O.W. Varies), as per the plat of The Coves at Winfield, Phase 1, as recorded in Volume 36, Pages 9-13, Plat Records of Webb County, Texas, same being the point of curvature of 410.00-foot radius curve to the right, having a delta of 02° 36' 19", a tangent of 9.32 feet, and a chord of N 09° 05' 57" E – 18.64 feet, an exterior corner hereof;

THENCE, along the arc of said 410.00-foot radius curve to the right, a distance of 18.64 feet to a set ½" iron rod, an exterior corner hereof;

THENCE, S 82° 00' 00" E, a distance of 117.02 feet to a set ½" iron rod, an interior corner hereof;

THENCE, N 52° 00' 00" E, a distance of 94.54 feet to a set ½" iron rod, an interior corner hereof;

THENCE, N 10° 33' 07" E, a distance of 127.59 feet to a set ½" iron rod, an exterior corner hereof;

THENCE, N 24° 04' 59" E, a distance of 10.10 feet to a set ½" iron rod, an exterior corner hereof;

THENCE, N 22° 00' 43" E, a distance of 189.93 feet to a set ½" iron rod, an interior corner hereof;

THENCE, N 10° 00' 00" E, a distance of 75.48 feet to a set ½" iron rod, an interior corner hereof;

THENCE, N 19° 00' 00" W, a distance of 320.93 feet to a set ½" iron rod, an exterior corner hereof;

THENCE, NORTH, a distance of 74.35 feet to a set ½" iron rod, an interior corner hereof;

THENCE, N 76° 00' 00" W, a distance of 143.22 feet to a set ½" iron rod, same being the point of curvature of a 280.00-foot radius curve to the right, having a delta of 06° 42' 35", a tangent of 16.41 feet, and a chord of S 40° 25' 59" W – 32.77 feet, an interior corner hereof;

THENCE, along the arc of said 280.00-foot radius curve to the right, a distance of 32.79 feet to a set ½" iron rod, an exterior corner hereof;

THENCE, N 29° 56' 11" W, a distance of 63.25 feet to a set ½" iron rod, same being the point of curvature of a 20.00-foot radius curve to the left, having a delta of 96° 44' 56", a tangent of 22.51 feet, and a chord of S 87° 32' 24" W – 29.90 feet, an interior corner hereof;

THENCE, along the arc of said 20.00-foot radius curve to the left, a distance of 33.77 feet to a set ½" iron rod, same being the point of curvature of a 400.00-foot radius curve to the left, having a delta of 15° 33' 23", a tangent of 54.64 feet, and a chord of N 51° 51' 50" W – 108.27 feet;

THENCE, along the arc of said 400.00-foot radius curve to the left, a distance of 108.61 feet to a set ½" iron rod, an exterior corner hereof;

THENCE, N 25° 00' 00" E, a distance of 97.73 feet to a set ½" iron rod, an interior corner hereof;

THENCE, NORTH, a distance of 39.39 feet to a set ½" set iron rod, an interior corner hereof;

THENCE, N 51° 28' 14" W, a distance of 66.10 feet to a set ½" iron rod, same being the point of curvature of a 1,715.00-foot radius curve to the left, having a delta of 01° 11' 00", a tangent of 17.71 feet, and chord of N 12° 53' 44" E – 35.42 feet, an exterior corner hereof;

THENCE, along the arc of said 1,715.00-foot radius curve to the left, a distance of 35.42 feet to a set ½" iron rod, an exterior corner hereof;

THENCE, EAST, a distance of 145.66 feet to a set ½" iron rod, an exterior corner hereof;

THENCE, S 65° 16' 27" E, a distance of 51.41 feet to a set ½" iron rod, same being the point of curvature of a 225.00-foot radius curve to the right, having a delta of 14° 21' 22", a tangent of 28.34 feet, and a chord of N 31° 54' 13" E – 56.23 feet, an interior corner hereof;

THENCE, along the arc of said 225.00-foot radius curve to the right, a distance of 56.38 feet to a set ½" iron rod, same being the point of curvature of a 20.00-foot radius curve to the left, having a delta of 79° 24' 58", a tangent of 16.61, and a chord of N 00° 37' 35" W – 25.56 feet;

THENCE, along the arc of said 20.00-foot radius curve to the right, a distance of 27.72 feet to a set ½" iron rod, an exterior corner hereof;

THENCE, N 49° 39' 56" E, a distance of 50.00 feet to a set ½" iron rod, same being the point of curvature of a 20.00-foot radius curve to the left, having a delta of 79° 24' 58", a tangent of 16.61 feet , and a chord of S 80° 02' 33" E – 25.56 feet, an exterior corner hereof;

THENCE, along the arc of said 20.00-foot radius curve to the left, a distance of 27.72 feet to a set ½" iron rod, same being the point of curvature of a 225.00-foot radius curve to the right, having a delta of 07° 12' 40", a tangent of 14.18 feet, and a chord of N 63° 51' 18" E – 28.30 feet;

THENCE, along the arc of said 225.00-foot radius curve to the right, a distance of 28.32 feet to a set ½" iron rod;

THENCE, N 67° 27' 38" E, a distance of 236.03 feet to a set ½" iron rod, same being the point of curvature of a 20.00-foot radius curve to the left, having a delta of 90° 00' 00", a tangent of 20.00 feet, and a chord of N 22° 27' 38" E – 28.28 feet,

THENCE, along the arc of said 20.00-foot radius curve to the left, a distance of 31.42 feet to a set ½" iron rod;

THENCE, N 22° 32' 22" W, a distance of 11.40 feet to a set ½" iron rod, an exterior corner hereof;

THENCE, N 67° 27' 38" E, a distance of 50.00 feet to a set ½" iron rod, same being the point of curvature of a 20.00-foot radius curve to the left, having a delta of 120° 57' 30", a tangent of 35.32 feet, a and a chord of S 83° 01' 07" E – 34.81 feet, an exterior corner hereof;

THENCE, along the arc of said 20.00-foot radius curve to the left, a distance of 42.22 feet to a set ½" iron rod;

THENCE, N 34° 09' 19" E, a distance of 22.75 feet to a set ½" iron rod, same being the point of curvature of a 65.00-foot radius curve to the right, having a delta of 146° 17' 47", a tangent of 214.59 feet, and a chord of S 72° 41' 10" E – 124.42 feet;

THENCE, along the arc of said 65.00-foot radius curve to the right, a distance of 165.97 feet to a set ½" iron rod, same being on the present city limits of the City of Laredo, an exterior corner hereof;

THENCE, along the present city limits of the City of Laredo, the following calls and distances:

THENCE, S 00° 27' 51" W, a distance of 947.62 feet to a found ½" iron rod, an interior corner hereof;

THENCE, S 42° 14' 21" E, a distance of 89.34 feet to a found ½" iron rod, same being the point of curvature of a 1,000.00-foot radius curve to the left, having a delta of 20° 57' 36", a tangent of 184.98 feet, and a chord of S 46° 11' 38" W – 363.79 feet to a point, an exterior corner hereof;

THENCE, along the arc of said 1,000.00-foot radius curve to the left, a distance of 365.82 feet to a set ½" iron rod;

THENCE, S 35° 58' 33" W, a distance of 141.36 feet to a found ½" iron rod, an exterior corner hereof;

THENCE, N 54° 03' 04" W, across the present north end of Del Mar Boulevard (90' R.O.W.), as per the said plat of The Coves at Winfield Phase 1, a distance of 90.00 feet to a found ½" iron rod, an interior corner hereof;

THENCE, S 81° 03' 19" W, along the north corner clip Del Mar Boulevard, and Champion's Way intersection, a distance of 70.62 feet to a found ½" iron rod, an exterior corner hereof;

THENCE, along the east right-of-way line of Champion's Way, as per the said plat of The Coves at Winfield Phase 1, the following calls and distances:

THENCE, N 54° 04' 16" W, a distance of 90.90 feet to a found ½" iron rod, same being the point of curvature of a 500.00-foot radius curve to the right, having a delta of 19° 03' 53", a tangent of 83.96 feet, and a chord of N 44° 29' 38" W – 165.60 feet,

THENCE, along the arc of said 500.00-foot radius curve to the right, a distance of 166.37 feet to a found ½" iron rod, same being the point of curvature of a 350.00-foot radius curve to the left, having a delta of 05° 00' 01", a tangent of 15.28 feet, and a chord of N 37° 31' 14" W – 30.54 feet;

THENCE, along the arc of said 350.00-foot radius curve to the left, a distance of 30.55 to a set ½" iron rod, same being the point of curvature of a 350.00-foot radius curve to the left, having a delta of 14° 01' 58", a tangent of 43.08 feet, and a chord of N 46° 58' 17" W – 85.51 feet;

THENCE, along the arc of said 350.00-foot radius curve to the left, a distance of 85.72 feet to a set ½" iron rod, same being the point of curvature of a 350.00-foot radius curve to the left, having a delta of 54° 08' 37", a tangent of 178.89, and a chord of N 81° 03' 57" W – 318.57 feet;

THENCE, along the arc of said 350.00-foot radius curve to the left, a distance of 330.74 feet to a found ½" iron rod, same being the point of curvature of a 160.00-foot radius curve to the right, having a delta of 69° 20' 24", a tangent of 110.67 feet, and a chord of N 73° 29' 01" W – 182.03 feet;

THENCE, along the arc of said 160.00-foot radius curve to the right, a distance of 193.63 feet to a found ½" iron rod, same being the point of curvature of a 410.00-foot radius curve to the right, having a delta of 03° 48' 05", a tangent of 13.61 feet, and a chord of N 36° 56' 52" W – 27.20 feet;

THENCE, along the arc of said 410.00-foot radius curve to the right, a distance of 27.20 feet to set ½" iron rod, same being the point of curvature of a 147.50-foot radius curve to the right, having a delta of 53° 20' 23", a tangent of 74.09 feet, and a chord of N 08° 20' 15" W – 132.41 feet;

THENCE, along the arc of said 147.50-foot radius curve to the right, a distance of 137.32 feet to a found ½" iron rod, same being the point of curvature of a 93.50-foot radius curve to the left, having a delta of 61° 14' 13", a tangent of 55.34 feet, and a chord of N 12° 17' 10" W – 95.24 feet;

THENCE, along the arc of said 93.50-foot radius curve to the left, a distance of 99.93 feet to a found ½" iron rod, same being the point of curvature of a 106.50-foot radius curve to the right, having a delta of 41° 54' 15", a tangent of 40.78 feet, and a chord of N 21° 58' 33" W – 76.17 feet;

THENCE, along the arc of said 106.50-foot radius curve to the right and continuing along the east right-of-way line of said Champion's Way, a distance of 77.89 feet to the **POINT OF BEGINNING** of this tract of land containing 29.54 acres, more or less.

Basis of Bearings: Texas Coordinate System of 1983, South Zone 4205.

PLANNING COMMISSION APPROVAL:

THIS PLAT OF **THE COVES AT WINFIELD, PHASE 11**, HAS BEEN SUBMITTED AND CONSIDERED BY THE PLANNING COMMISSION OF THE CITY OF LAREDO, AND IS HEREBY APPROVED BY SUCH COMMISSION ON THE _____ DAY OF _____, 2026.

_____ _____/_____/_____
DANIELA SADA PAZ DATE
PLANNING & ZONING COMMISSION CHAIR

ATTESTMENT OF PLANNING COMMISSION APPROVAL:

THE CITY OF LAREDO PLANNING COMMISSION APPROVED THE FILING FOR RECORD OF THIS PLAT OF **THE COVES AT WINFIELD, PHASE 11**, AT A PUBLIC MEETING HELD ON THE DAY _____ OF _____, 2026. THE MINUTES OF SAID MEETING REFLECT SUCH APPROVAL.

_____ _____/_____/_____
VANESSA GUERRA, AICP DATE
PLANNING DIRECTOR

CERTIFICATE OF OWNER:

STATE OF TEXAS:
COUNTY OF WEBB:

I, **RADCLIFFE KILLAM II**, AS **PRESIDENT AND CEO** OF **KILLAM MANAGEMENT LC., THE SOLE VOTING MEMBER OF CHARCO LAND SALES, L.L.C., A TEXAS LIMITED PARTNERSHIP COMPANY,** THE UNDERSIGNED OWNER OF THE LAND, SHOWN ON THIS PLAT, AND DESIGNATED HEREIN AS **THE COVES AT WINFIELD, PHASE 11,** IN THE CITY OF LAREDO, COUNTY OF WEBB, TEXAS, AND WHOSE NAME IS SUBSCRIBED HERE TO, HEREBY DEDICATE TO THE USE OF THE PUBLIC FOREVER ALL EASEMENTS AND PUBLIC PLACES THEREON SHOWN FOR THE PURPOSE AND CONSIDERATION THEREIN EXPRESSED.

_____ _____/_____/_____
RADCLIFFE KILLAM II DATE
PRESIDENT AND CEO

STATE OF TEXAS
COUNTY OF WEBB:

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED RADCLIFFE KILLAM II, 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 _____, 2026.

_____
NOTARY PUBLIC 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 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.

_____ _____/_____/_____
CHRISTOPHER P. BURNS, P.E. DATE
REGISTERED PROFESSIONAL ENGINEER
TEXAS No. 137054

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 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

City of Laredo

Planning & Zoning Commission

Meeting Date: 7/2/2026 **Preliminary Plats and Replats 9D**

SUBJECT
Preliminary consideration of the plat of River Point Subdivision, Phase 1. The intent is multifamily.

PL-138-2026
District II - Cm. Ricardo “Richie” Rangel

PREVIOUS COUNCIL ACTION
N/A

BACKGROUND
APPLICANT: 3R3, LLC
ENGINEER: Sherfey Engineering Company, LLC

PROPERTY INFORMATION:
Location: West of US Highway 83 S. and North of Masterson Road
Size: Approximately 8.59 acres, more or less
Proposed Development: 68 Lots
Current Zoning: AG (Agricultural) & B-3 (Commercial Business District)
Council District: District II - Cm. Ricardo “Richie” Rangel

COMMITTEE RECOMMENDATION
N/A

STAFF RECOMMENDATION
APPROVE SUBJECT TO THE FOLLOWING COMMENTS:
Planning:
1. The intersection of Ling Drive and River Point Drive appears to create a street jog with the intersection of Kirkwood Drive and River Point Drive. Pursuant to Section 3.2(F) of the Subdivision Ordinance, street jogs with centerline effects of less than 300 feet shall be avoided. Revise the street alignment accordingly.

2. Provide a plat note prohibiting access to Masterson Road for the double-frontage Lots 1-22, Block 5 and Lot 22, Block 2 pursuant to Section 3.3 D. of the Subdivision Ordinance.

3. A zone change will be required for the proposed use. Please note that preliminary plat approval does not constitute a staff position on zone change requests. Staff’s official position will be provided only upon formal submittal of a zone change application. All zone change requests are subject to City Council discretion and are not guaranteed.

4. Provide a lot summary table identifying the total number of lots, blocks, and corresponding lot area within this phase.

5. 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).

6. Identify all easements.

7. All improvements as per the Subdivision Ordinance.

Parks:
1. Please schedule a meeting with Parks Staff to discuss Parkland Agreement.

Fire:
1. Fire hydrants required every 500 feet for residential development.

Traffic Safety:
1. Block lengths shall not exceed one thousand two hundred feet (1,200) or be less than three hundred (300) feet, except as may be required by the Commission in the proper projection of existing major thoroughfares, and on existing platted blocks. (As per Subdivision Ordinance Handbook Section 3-2).
a. Block lengths and street lengths may be waived by the Planning and Zoning Commission provided that the waiver is requested in writing, incorporates traffic impact mitigation measures into a site plan, which is then submitted in conjunction with a preliminary plat/replat application.
b. No block length waiver may be granted by the Planning and Zoning Commission unless traffic impact mitigation measures comply with standards (herein adopted as minimum standards) of the Institute of Transportation Engineers (Latest Edition) and as set out in the "Transportation and Land Development Manual (Latest Edition)".
c. No block length waiver may be granted which modifies the City of Laredo Comprehensive Plan or the Thoroughfare Plan of the Comprehensive Plan addressing thoroughfares, highways, arterials, and collectors, or of the proper extension of any street.
d. A block length waiver shall not compromise safety.

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

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

4. 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.

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

6. Providing separation between roads and driveways 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.

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.

June 25, 2026

Rafael Vidaurri, Planner IV
City of Laredo Planning Department
1413 Houston Street
Laredo, Texas 78040

Re: River Point Subdivision Phase I

Dear Mr. Vidaurri:

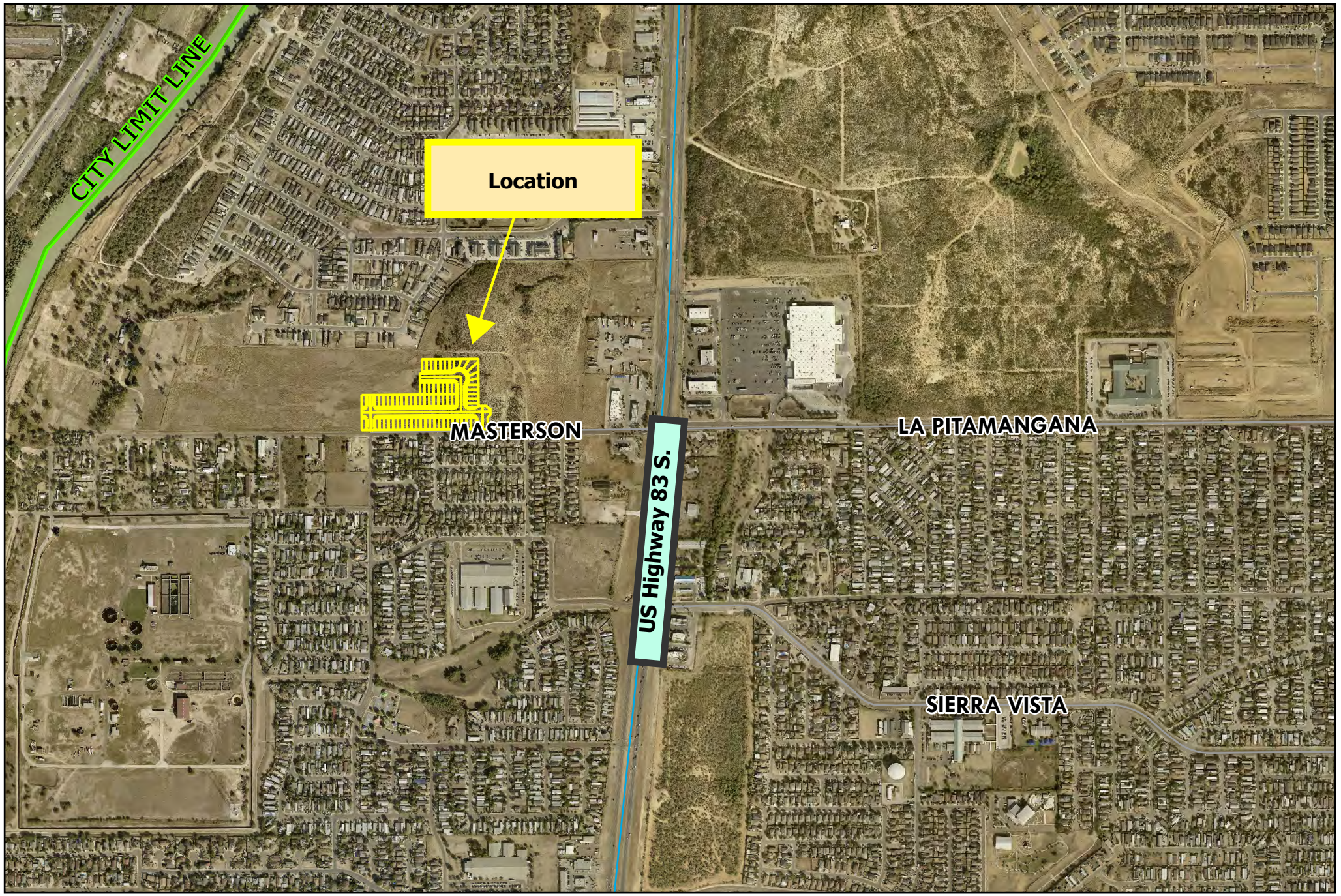
As required by the City of Laredo ordinance Section 3.4-B-2 please allow this to serve as notice that the developer has requested that front lot utility construction be permitted for this Phase of the development.

Sincerely,

Sherfey Engineering Company, L.L.C.
Firm Registration N0. 3132

Francisco Estrada, R.P.L.S.

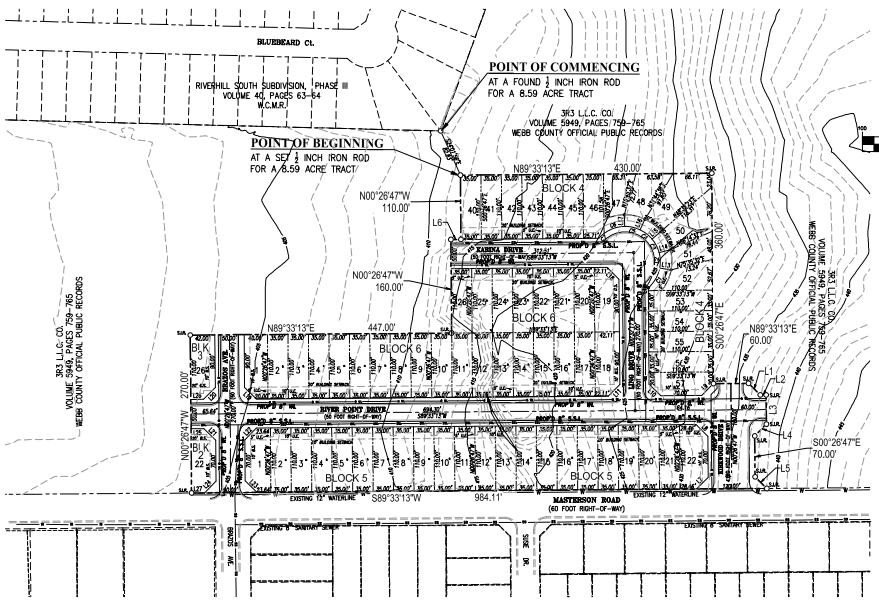
AERIAL LOCATION MAP

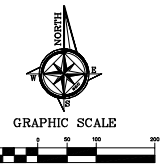


GENERAL NOTES:

N1. Sidewalks, driveways and trees will be installed at the issuance of the building permits in accordance with the Laredo Land Development Code.

N2. 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 Laredo Land Development Code.





LEGEND:

- SIR = SET 1/2" IRON ROD
- FIR = FOUND 1/2" IRON ROD
- MON. = SET CONCRETE MONUMENT

ABBREVIATIONS:

B.S. = BUILDING SETBACK
R.O.W. = RIGHT OF WAY
VOL. = VOLUME
PGS. = PAGES
U.E. = UTILITY EASEMENT
B.F.E. = BASE FLOOD ELEVATION
FF = FINISH FLOOR

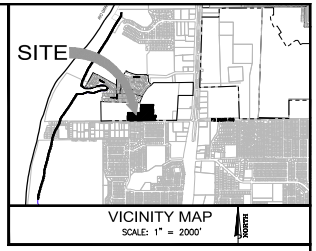
GENERAL NOTES:

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Curve Table					
Curve #	Length	Radius	Delta	Chord Direction	Chord Length
C1	38.72'	60.00	37°55'40"	N29° 19' 28"E	38.00'
C2	26.25'	60.00	25°04'15"	N2° 10' 29"W	26.05'
C3	26.25'	60.00	25°04'15"	N27° 14' 44"W	26.05'
C4	26.25'	60.00	25°04'15"	N52° 18' 58"W	26.05'
C5	27.12'	60.00	25°54'03"	N77° 48' 07"W	26.89'
C6	37.68'	60.00	35°53'00"	S71° 18' 22"W	36.97'
C7	12.57'	60.00	12°00'02"	S47° 21' 51"W	12.54'

Line Table		
Line #	Length	Direction
L1	28.28'	S45° 26' 47"E
L2	10.00'	N89° 33' 13"E
L3	50.00'	S0° 26' 47"E
L4	28.28'	S44° 33' 13"W
L5	28.28'	S45° 26' 47"E
L6	17.11'	N89° 33' 01"E
L7	28.28'	N44° 33' 13"E
L8	28.28'	S45° 26' 47"E
L9	28.28'	N44° 33' 13"E
L10	28.28'	N45° 26' 47"W
L11	28.28'	S44° 33' 13"W
L12	4.80'	N0° 26' 47"W
L13	20.00'	S79° 38' 22"E
L14	20.00'	N75° 17' 23"E
L15	20.00'	N50° 13' 09"E
L16	20.00'	N25° 08' 54"E
L17	20.00'	N0° 45' 09"W
L18	28.28'	N45° 26' 47"W
L19	28.28'	N45° 26' 47"W
L20	28.28'	S44° 33' 13"W
L21	28.28'	N45° 26' 47"W
L22	28.28'	N44° 33' 13"E
L23	28.28'	N45° 26' 47"W
L24	28.28'	N44° 33' 13"E
L25	22.00'	S89° 33' 13"W
L26	22.00'	S89° 33' 13"W
L27	22.00'	N89° 33' 13"E



LEGAL DESCRIPTION
8.59 ACRES

A tract of land containing 8.59 acres of land, more or less, situated in Porcion 36, Abstract 473, Laureano Salinas original grantee same being out of a called 60.2570 acre tract recorded in Volume 5949, Pages 759-765, Webb County Official Public Records and being more particularly described by metes and bounds as follows:

COMMENCING at a found 1/2 inch iron rod at the southeast corner of Riverhill South Subdivision Phase III as recorded in Volume 40, Pages 63-64, Webb County Map Records same being an exterior corner of a 60.2570 acre tract as recorded in Volume 5949, Pages 759-765, Webb County Official Public Records;

THENCE, S 24°01'56" E, a distance of 82.83 feet to a set 1/2 inch iron rod, the POINT of BEGINNING of the herein described tract;

THENCE, N 89°33'13" E, a distance of 430.00 feet to a set 1/2 inch iron rod, the northeast corner of the herein described tract;

THENCE, S 00°26'47" E, a distance of 360.00 feet to a set 1/2 inch iron rod, a deflection left;

THENCE, N 89°33'13" E, a distance of 60.00 feet to a set 1/2 inch iron rod, a deflection right;

THENCE, S 45°26'47" E, a distance of 28.28 feet to a set 1/2 inch iron rod, a deflection left;

THENCE, N 89°33'13" E, a distance of 10.00 feet to a set 1/2 inch iron rod, a deflection right;

THENCE, S 00°26'47" E, a distance of 50.00 feet to a set 1/2 inch iron rod, a deflection right;

THENCE, S 44°33'13" W, a distance of 28.28 feet to a set 1/2 inch iron rod, a deflection left;

THENCE, S 00°26'47" E, a distance of 70.00 feet to a set 1/2 inch iron rod, a deflection left;

THENCE, S 45°26'47" E, a distance of 28.28 feet to a set 1/2 inch iron rod, a point on the north right-of-way line of Masterson Road (a 60 foot wide right-of-way), the southeast corner of the herein described tract;

THENCE, S 89°33'13" W, along the north right-of-way line of said Masterson Road a distance of 984.11 feet to a set 1/2 inch iron rod, the southwest corner of the herein described tract;

THENCE, N 00°26'47" W, leaving the north right-of-way line of Masterson Road a distance of 270.00 feet to a set 1/2 inch iron rod, the northwest corner of the herein described tract;

THENCE, N 89°33'13" E, a distance of 450.00 feet to a set 1/2 inch iron rod, a deflection left;

THENCE, N 00°26'47" W, a distance of 160.00 feet to a set 1/2 inch iron rod, a deflection right;

THENCE, N 89°33'13" E, a distance of 17.11 feet to a set 1/2 inch iron rod, a deflection left;

THENCE, N 00°26'27" W, a distance of 110.00 feet to return to and close at the POINT of BEGINNING, containing 8.59 acres of land.

CERTIFICATE OF OWNER

STATE OF TEXAS
COUNTY OF WEBB

I, _____, as _____ of _____,
the Owner of the land shown on this Plat, and designated herein as: RIVER POINT SUBDIVISION PHASE I , in the City of Laredo, County of Webb, Texas, and 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.

_____ _____
Signature of Owner/Title 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 foregoing instrument, and acknowledged to me that (s)he executed the same for the purpose and considerations therein stated.
WITNESS MY HAND AND SEAL OF OFFICE THIS _____ DAY OF _____, 20__

_____ _____
NOTARY PUBLIC DATE

LIEN HOLDER'S CERTIFICATE

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 _____.

_____ _____
Signature of Bank Officer 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 (s)he executed the same for the purpose and considerations therein stated.
WITNESS MY HAND AND SEAL OF OFFICE THIS _____ DAY OF_____, 20__

_____ _____
NOTARY PUBLIC DATE

CERTIFICATE OF ENGINEER

STATE OF TEXAS
COUNTY OF WEBB

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

PRELIMINARY NOT FOR RECORDATION _____
Victor Gonzalez, P.E. No. 103528 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.

PRELIMINARY NOT FOR RECORDATION _____
Francisco Estrada IV, R.P.L.S. No. 5862 DATE

PLAT APPROVAL – CITY ENGINEER

STATE OF TEXAS
COUNTY OF WEBB

I have reviewed this Plat identified as: RIVER POINT SUBDIVISION PHASE I , prepared by Victor H. Gonzalez, P.E. No. 103528, and dated the of _____ 20__ with the last revised date on _____,and have found them incompliance with the Subdivision Ordinance of the City of Laredo, Texas.

_____ _____
Eliud De Los Santos, P.E. – City Engineer 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 ___ of _____ 20__, The minutes of meeting reflect such approval.

_____ _____
Vanessa Guerra, A.I.C.P., Planning Director DATE

PLANNING COMMISSION APPROVAL

This Plat RIVER POINT 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 the___ of _____20__

_____ _____
Daniella Sada Paz, Chairwoman DATE

CERTIFICATE COUNTY CLERK

Filed and recorded at_____O'clock____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 it's certificate of authentication was filed for record in my office on the_____day of_____,20__, at _____O'clock_____, in Volume_____ Page _____of the Map Records of said County.

_____ _____ _____
Deputy COUNTY CLERK WEBB COUNTY, TEXAS DATE

ENGINEER/SURVEYOR:
SHERFEY ENGINEERING CO.
104 DEL COURT – SUITE 400
LAREDO, TEXAS 78041
(956) 791-3511
T.B.P.E. FIRM REGISTRATION No. F-3132
T.B.P.L.S. FIRM REGISTRATION No. 10099800

DEVELOPER/OWNER:
3R3, LLC
GINGER RICHTER, MANAGER
220 MASTERSON ROAD
LAREDO, TEXAS 78046

DATE: 06/17/2026
REV: 0
SCALE: 1"=100'
FILE: R:\OPEN PROJECTS\8344.00 RIVER RANCH 40 ACRES\8.0 CADD\8.3 PLATS
PROJECT: 8344.00

SHERFEY ENGINEERING COMPANY, L.L.C.
104 Del Court
Suite 400
Laredo, Texas 78041
(956) 791-3511

PRELIMINARY PLAT

RIVER POINT SUBDIVISION PHASE I

A TRACT OF LAND CONTAINING 8.59 ACRES OF LAND, MORE OR LESS, SITUATED IN PORCION 36, ABSTRACT 473, LAUREANO SALINAS ORIGINAL GRANTEE SAME BEING OUT OF A CALLED 60.2570 ACRE TRACT RECORDED IN VOLUME 5949, PAGES 759-765, WEBB COUNTY OFFICIAL PUBLIC RECORDS

SHEET No. 1 OF 1

City of Laredo

Planning & Zoning Commission

Meeting Date: 7/2/2026 **Preliminary Plats and Replats 9E**

SUBJECT
Preliminary consideration of the plat of D&J Alexander Subdivision, Unit XXXIII (33), and the granting of a variance to reduce the front-yard building setback line for Lot 7, Block 3 from 20 feet to 10 feet, pursuant to Section 24.77.2 (6) of the Laredo Land Development Code. The intent is residential.

PL-140-2026
District V - Cm. Ruben Gutierrez Jr.

PREVIOUS COUNCIL ACTION
N/A

BACKGROUND
APPLICANT: D&J Alexander Investments, LLC
ENGINEER: Premier Engineering LLC

PROPERTY INFORMATION:
Location: Northwest of University Boulevard and Bob Bullock Loop (Loop 20)
Size: Approximately 15.93 acres, more or less
Proposed Development: 60 lots
Current Zoning: R-1 (Single Family Residential District)
Council District: District V - Cm. Ruben Gutierrez Jr.

COMMITTEE RECOMMENDATION
N/A

STAFF RECOMMENDATION
Staff supports the requested variance, as unique design considerations exist regarding the placement of electrical utilities within the subject lot.

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

2. All improvements as per the Subdivision Ordinance.

Parks:
1. Please schedule a meeting with Parks Staff to discuss Parkland Agreement.

Fire:

1. University Blvd. Dead-end roads over 150 feet require a turnaround (120-foot hammerhead, 60-foot Y, 96-foot cul-de-sac).

2. Fire hydrants required every 500-feet for residential development.

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

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

6. Providing separation between roads and driveways 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.

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.

5401 MCPHERSON ROAD STE 9 ♦ P.O.BOX 452048 ♦ LAREDO, TX 78045 ♦ PH (956)717-1199 ♦ FAX (956)717-1196

June 17, 2026

City of Laredo Planning and Zoning Department
1413 Houston St.
Laredo, Texas 78040
(956) 794-1620

Attention: Planning and Zoning Commissioners

Re: Plat of D&J Alexander Subdivision Unit XXXIII
VARIANCE REQUEST LETTER

Premier Civil Engineering, LLC is requesting a Variance for the above referenced project. We ask that a variance be granted to Lot 7, Block 5 to reduce the front lot building setback from 25 feet to 10 feet and increase the side building setback from 10 feet to 25 feet. The reason for this variance is to allow the home to be constructed facing the North West side of Jack London and avoid having a large AEP Junction Box at the front of the home.

Thank you very much for your time and please do not hesitate to contact me with any questions.

Sincerely,
PREMIER Civil Engineering, LLC

Armando Guerra, P.E.
Engineering Manager

AERIAL LOCATION MAP



PLAT NOTES:

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

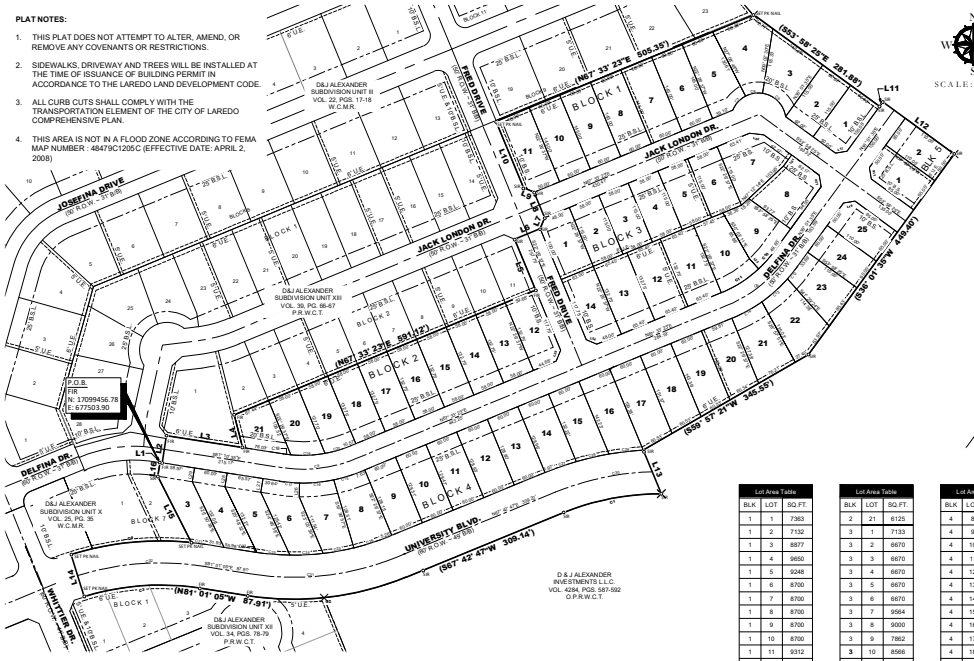
2. SIDEWALKS, DRIVEWAY AND TREES WILL BE INSTALLED AT THE TIME OF ISSUANCE OF BUILDING PERMIT IN ACCORDANCE TO THE LAREDO LAND DEVELOPMENT CODE.

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

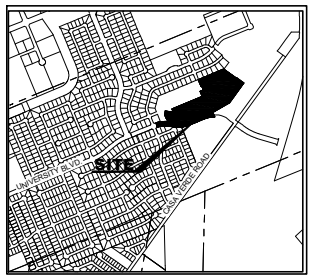
4. THIS AREA IS NOT IN A FLOOD ZONE ACCORDING TO FEMA MAP NUMBER : 48479C1205C (EFFECTIVE DATE: APRIL 2, 2008)

PLAT NOTES:

1. THIS PLAT DOES NOT ATTEMPT TO ALTER, AMEND, OR REMOVE ANY COVENANTS OR RESTRICTIONS.
2. SIDEWALKS, DRIVEWAY AND TREES WILL BE INSTALLED AT THE TIME OF ISSUANCE OF BUILDING PERMIT IN ACCORDANCE TO THE LAREDO LAND DEVELOPMENT CODE.
3. ALL CURB CUTS SHALL COMPLY WITH THE TRANSPORTATION ELEMENT OF THE CITY OF LAREDO COMPREHENSIVE PLAN.
4. THIS AREA IS NOT IN A FLOOD ZONE ACCORDING TO FEMA MAP NUMBER : 48479C1205C (EFFECTIVE DATE: APRIL 2, 2008)



SCALE: 1" = 100'



VICINITY MAP

SCALE: 1" = 2000'

Line Table		
Line #	Length	Direction
L1	4.49'	S81° 10' 35"E
L2	50.00'	N08° 49' 25"E
L3	139.14'	S81° 10' 35"E
L4	61.26'	N14° 05' 20"W
L5	100.00'	N22° 26' 37"W
L6	50.00'	N67° 33' 23"E
L7	21.21'	N22° 33' 23"E
L8	50.00'	N22° 26' 37"W
L9	21.21'	N67° 26' 37"W
L10	130.00'	N22° 26' 37"W
L11	10.00'	N36° 01' 35"E
L12	160.00'	S53° 58' 25"E
L13	85.64'	S22° 26' 37"E
L14	80.00'	N17° 22' 49"W
L15	134.54'	N26° 55' 10"W
L16	25.00'	N08° 49' 25"E
L17	21.21'	N81° 01' 35"E
L18	21.21'	N08° 58' 25"W
L19	21.21'	N81° 01' 35"E
L20	21.21'	N08° 58' 25"W
L21	25.00'	S36° 01' 35"W
L22	26.18'	N83° 12' 31"W
L23	25.00'	S42° 58' 35"E
L24	21.21'	S67° 26' 37"E
L25	21.21'	N22° 33' 23"E
L26	25.00'	S01° 18' 14"W
L27	25.00'	N08° 49' 25"E
L28	25.00'	S08° 49' 25"W
L29	25.00'	S08° 49' 25"W

Curve Table				
Curve #	Length	Radius	Chd. Direction	Chd. L.
C1	181.14'	465.00'	S79° 06' 21"W	180.00'
C2	291.97'	535.00'	S83° 20' 51"W	288.36'
C3	211.65'	460.00'	S85° 48' 03"W	209.79'
C4	220.38'	540.00'	N84° 18' 41"E	218.88'
C5	136.43'	250.00'	N83° 11' 24"E	134.74'
C6	137.58'	250.00'	N51° 47' 29"E	135.85'
C7	35.67'	50.00'	N42° 25' 06"E	34.91'
C8	31.58'	50.00'	N80° 56' 51"E	31.06'
C9	63.32'	50.00'	S44° 40' 46"E	59.17'
C10	43.19'	50.00'	N41° 31' 30"E	43.12'
C11	80.63'	50.00'	N57° 17' 24"E	80.20'
C12	27.06'	275.00'	N38° 50' 41"E	27.04'
C13	62.41'	275.00'	S48° 09' 54"W	62.28'
C14	61.87'	275.00'	N61° 06' 42"E	61.74'
C15	51.51'	275.00'	S72° 55' 20"W	51.43'
C16	62.48'	266.04'	S84° 47' 45"W	62.34'
C17	36.09'	292.09'	S84° 56' 11"E	36.07'
C18	13.05'	225.00'	S82° 50' 18"E	13.05'
C19	61.94'	225.00'	N87° 36' 47"E	61.74'
C20	47.79'	225.00'	N73° 38' 30"E	47.70'
C21	28.08'	540.00'	S82° 30' 28"E	28.07'
C22	4.02'	455.00'	S81° 16' 17"E	4.02'
C23	60.04'	455.00'	S85° 18' 18"E	60.00'
C24	60.72'	455.00'	S87° 05' 30"W	60.67'
C25	56.66'	455.53'	N79° 42' 04"E	56.62'
C26	66.88'	454.55'	N71° 55' 23"E	66.82'
C27	58.15'	545.00'	N70° 48' 08"E	58.12'
C28	60.86'	545.00'	N77° 01' 29"E	60.83'
C29	62.44'	545.00'	N83° 30' 21"E	62.40'
C30	180.18'	505.00'	N78° 09' 28"E	179.22'
C31	270.14'	495.00'	N83° 20' 51"E	266.80'
C32	230.05'	500.00'	N85° 48' 03"E	228.03'

Lot Area Table		
BLK	LOT	SQ.FT.
1	1	7363
1	2	7132
1	3	6877
1	4	9650
1	5	9248
1	6	8700
1	7	8700
1	8	8700
1	9	8700
1	10	8700
1	11	9312
2	12	7810
2	13	7700
2	14	7700
2	15	7700
2	16	7700
2	17	7700
2	18	7700
2	19	7620
2	20	6880

Lot Area Table		
BLK	LOT	SQ.FT.
2	21	6125
3	1	7133
3	2	6870
3	3	6870
3	4	6870
3	5	6870
3	6	6870
3	7	9564
3	8	9000
3	9	7862
3	10	8568
3	11	8682
3	12	8682
3	13	8682
3	14	8251
4	3	8316
4	4	8017
4	5	8521
4	6	8612
4	7	8232

Lot Area Table		
BLK	LOT	SQ.FT.
4	8	8407
4	9	7694
4	10	7703
4	11	7713
4	12	7723
4	13	7733
4	14	7802
4	15	8199
4	16	9011
4	17	9322
4	18	8842
4	19	8362
4	20	7857
4	21	8599
4	22	9186
4	23	8076
4	24	6600
4	25	7037
5	1	7038
5	2	6600

LEGEND

PROPERTY LINE / RIGHT-OF-WAY CENTERLINE / EASEMENT / BUILDING SETBACK / LOT LINE

SET IRON ROD* / FOUND IRON ROD / FENCE CORNER / PK NAIL FOUND / POINT OF BEGINNING / POINT OF COMMENCEMENT

*SET 1/2" IRON ROD WITH BLUE PLASTIC CAP LABELED "PCE 10009"-00"

PLAT OF:

D & J ALEXANDER SUBDIVISION UNIT XXXIII
CITY OF LAREDO, WEBB COUNTY, TEXAS

CERTIFICATE OF OWNER:

STATE OF TEXAS:
COUNTY OF WEBB:

I, DAVID H. ARREDONDO, MANAGER/CEO FOR D&J ALEXANDER DEVELOPMENT L.L.C. THE UNDERSIGNED OWNER OF THE LAND SHOWN ON THIS PLAT, AND DESIGNATED HEREIN AS D & J ALEXANDER SUBDIVISION UNIT XXXIII, 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 DRAINS, EASEMENTS AND PUBLIC PLACES THEREON SHOWN FOR THE PURPOSE AND CONSIDERATION THEREIN EXPRESSED.

_____ __/__/____
DAVID H. ARREDONDO, DEVELOPMENT MANAGER DATE
FOR D&J ALEXANDER DEVELOPMENT, L.L.C.

STATE OF TEXAS:
COUNTY OF WEBB:

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED DAVID H. ARREDONDO, MANAGER/CEO FOR D & J ALEXANDER DEVELOPMENT L.L.C., 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 _____, 2026.

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

CERTIFICATE OF ENGINEER

STATE OF TEXAS:
WEBB COUNTY:

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

_____ __/__/____
ARMANDO GUERRA, DATE
P.E. No. 104992

STATE OF TEXAS
ARMANDO GUERRA
104992
LICENSED
PROFESSIONAL ENGINEER

CERTIFICATE OF SURVEYOR

STATE OF TEXAS:
COUNTY OF WEBB:

I, EDUARDO J. GUTIERREZ, 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.

_____ __/__/____
EDUARDO J. GUTIERREZ, DATE
R.P.L.S. NO.5839

STATE OF TEXAS
EDUARDO J. GUTIERREZ
5839
REGISTERED PROFESSIONAL LAND SURVEYOR

PLAT-APPROVAL CITY ENGINEER

I HAVE REVIEWED THIS PLAT AND ACCOMPANYING CONSTRUCTION DRAWINGS IDENTIFIED AS D & J ALEXANDER SUBDIVISION UNIT XXXIII, PREPARED BY ARMANDO GUERRA, LICENSED PROFESSIONAL ENGINEER No. 104992, AND DATED THE ____TH DAY OF _____, 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. DATE
CITY ENGINEER

PLANNING COMMISSION APPROVAL

THIS PLAT D & J ALEXANDER SUBDIVISION UNIT XXXIII, HAS BEEN SUBMITTED TO AND CONSIDERED BY THE PLANNING COMMISSION OF THE CITY OF LAREDO, TEXAS, AND IS HEREBY APPROVED BY SUCH COMMISSION ON ____TH DAY OF _____, _____.

_____ __/__/____
DANIELLA SADA PAZ DATE
PLANNING AND 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 ____TH DAY OF _____, _____, THE MINUTES OF SAID MEETING REFLECT SUCH APPROVAL.

_____ __/__/____
VANESSA GUERRA DATE
PLANNING DIRECTOR

CERTIFICATION OF COUNTY CLERK

FILED OF RECORD AT ___O'CLOCK__M. ON THE___DAY OF_____, 2026 DEPUTY:_____

_____
COUNTY CLERK
WEBB COUNTY, TEXAS

STATE OF TEXAS:
WEBB COUNTY:

I, _____ MARGIE R. IBARRA _____ CLERK OF THE COUNTY COURT IN AND FOR THE WEBB COUNTY, DO HEREBY CERTIFY THAT THE FOREGOING 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 PLAT RECORDS OF SAID COUNTY.

_____ __/__/____
DEPUTY COUNTY CLERK DATE
WEBB COUNTY, TEXAS

LEGAL DESCRIPTION

A TRACT OF LAND CONTAINING 15.93 ACRES, more or less, being out of that certain 1,450 acres of land conveyed to Delfina Benavides Alexander and Josefina Alexander Gonzalez recorded in Volume 414 Pages 502-506, Deed Records Webb County Texas, subsequently conveyed to D & J Alexander Investments, LLC, per correction warranty deed, recorded in Volume 4284, Pages 587-592, Official Public Records Webb County Texas, situated in Porcion 26, Agustin Sanchez original grantee, Abstract 282, city of Laredo, Webb County Texas and being more particularly described by metes and bounds as follows to wit;

BEGINNING at a found 1/2" iron rod on the South right-of-way line of Delfina Dr. (50-foot R.O.W.), Northeast corner of Lot 2, Block 7, D & J Alexander Subdivision Unit XIII, recorded in Volume 39, Pgs. 66-67, Plat Records Webb County, Texas, a Northwesterly corner and point of beginning hereof;

THENCE, along the Southeast Boundary line of said D & J Alexander Subdivision Unit XIII, the following calls:

S81° 10' 35"E a distance of **4.49 FEET** with the south right-of-way line of Delfina Dr. (50-foot R.O.W.) to a found 1/2" iron rod, an interior corner hereof;

N08° 49' 25"E a distance of **50.00 FEET** to a found 1/2" iron rod at the north right-of-way line of Delfina Dr. (50-foot R.O.W.), a North-Westerly corner hereof;

S81° 10' 35"E a distance of **139.14 FEET** to a found 1/2" iron rod, an interior corner hereof;

N14° 05' 20"W a distance of **61.26 FEET** to a found 1/2" iron rod, a North-Westerly corner hereof;

N67° 33' 23"E a distance of **591.12 FEET** to a found 1/2" iron rod on the West right-of-way line of Fred Drive (50-foot R.O.W.), an interior corner hereof;

N22° 26' 37"W a distance of **100.00 FEET** with the West right-of-way line of Fred Drive (50-foot R.O.W.) to a found 1/2" iron rod, a North-Westerly corner hereof;

N67° 33' 23"E a distance of **50.00 FEET** to a found 1/2" iron rod on the East right-of-way line of Fred Drive (50-foot R.O.W.), an interior corner and clip corner hereof;

N22° 33' 23"E a distance of **21.21 FEET** to a found 1/2" iron rod on the South right-of-way line of Jack London Drive (50-foot R.O.W.), an interior corner hereof; ;

N22° 26' 37"W a distance of **50.00 FEET** to a found 1/2" iron rod on the North right-of-way line of Jack London Drive (50-foot R.O.W.), an interior corner and clip corner hereof;

N67° 26' 37"W a distance of **21.21 FEET** to a found 1/2" iron rod on the East right-of-way line of Fred Drive (50-foot R.O.W.), a North-Westerly corner hereof;

N22° 26' 37"W a distance of **130.00 FEET** with the East right-of-way line of Fred Drive (50-foot R.O.W.) to a set PK nail on the South line of D & J Alexander Subdivision Unit III, recorded in Volume 22, Pgs. 17-18, Webb County Map Records, a North-Westerly corner hereof;

THENCE, N67° 33' 23"E a distance of **505.35 FEET** to a set PK nail on the South-East corner of said D & J Alexander Subdivision Unit III, the North-East corner hereof;

THENCE, S53° 58' 25"E a distance of **281.88 FEET** to a set 1/2" iron rod w/ blue plastic cap labeled "PCE 10009-00", an interior corner hereof;

THENCE, N36° 01' 35"E a distance of **10.00 FEET** to a set 1/2" iron rod w/ blue plastic cap labeled "PCE 10009-00", a North-Easterly corner hereof;

THENCE, S53° 58' 25"E a distance of **160.00 FEET** to a set 1/2" iron rod w/ blue plastic cap labeled "PCE 10009-00", the most Easterly corner hereof;

THENCE, S36° 01' 35"W a distance of **449.40 FEET** to a set 1/2" iron rod w/ blue plastic cap labeled "PCE 10009-00", a deflection to the right hereof;

THENCE, S59° 57' 21"W a distance of **345.55 FEET** to a set 1/2" iron rod w/ blue plastic cap labeled "PCE 10009-00" on the North right-of-way line of University Blvd. (80-foot R.O.W.), an interior corner hereof;

THENCE, S22° 26' 37"E a distance of **85.64 FEET** to a set 1/2" iron rod w/ blue plastic cap labeled "PCE 10009-00" on the South right-of-way line of University Blvd. (80-foot R.O.W.), a South-Easterly corner hereof;

THENCE, with the South right-of-way line of University Blvd. (80-foot R.O.W.) the following calls:

Along a non-tangent curve to the left having a radius of 465.00 FEET, an arc length of 181.14 FEET, and a chord bearing **S79° 06' 21"W 180.00 FEET**, to a set 1/2" iron rod w/ blue plastic cap labeled "PCE 10009-00", a point of tangency hereof;

S67° 42' 47"W a distance of **309.14 FEET** to a set 1/2" iron rod w/ blue plastic cap labeled "PCE 10009-00", a point of curvature hereof;

Along a tangent-curve to the right having a radius of 535.00 FEET, an arc length of 291.97 FEET, and a chord bearing **S83° 20' 51"W 288.36 FEET** to a set PK nail on the North line of D & J Alexander Subdivision Unit XII, recorded in Volume 34, Pgs. 78-79, Plat Records Webb County Texas, a point of tangency hereof;

N81° 01' 05"W a distance of **87.91 FEET** to a set 1/2" iron rod w/ blue plastic cap labeled "PCE 10009-00" on the North line of said D & J Alexander Subdivision Unit XII, a point of curvature hereof;

Along a tangent-curve to the left having a radius of 460.00 FEET, an arc length of 211.65 FEET, a chord bearing **S85° 48' 03"W 209.79 FEET** to a set 1/2" iron rod w/ blue plastic cap labeled "PCE 10009-00", the South-West corner hereof;

THENCE, N17° 22' 49"W a distance of **80.00 FEET** to a set 1/2" iron rod w/ blue plastic cap labeled "PCE 10009-00" on the North right-of-way line of University Blvd. (80-foot R.O.W.) and on the South line of D & J Alexander Subdivision Unit X, recorded in Volume 25, Pg. 35, Webb County Map Records, a South-Westerly corner hereof;

THENCE, along a non-tangent curve to the right having a radius of 540.00 FEET, an arc length of 220.38 FEET, and a chord bearing **N84° 18' 41"E 218.86 FEET** to a set 1/2" iron rod w/ blue plastic cap labeled "PCE 10009-00" on the South-East corner of Lot 2, Block 7, of said D & J Alexander Subdivision Unit XIII, an interior corner hereof;

THENCE, with the South-East line of said D & J Alexander Subdivision Unit XIII the following calls:

N26° 55' 10"W a distance of **134.54 FEET** to a found 1/2" iron rod, a deflection to the right hereof;

N08° 49' 25"E a distance of **25.00 FEET** to the **POINT OF BEGINNING,** and containing **15.93 ACRES**, more or less.

BASIS OF BEARING:

THIS SURVEY IS DERIVED FROM GPS KINEMATIC OBSERVATIONS REFERENCED TO THE TEXAS COORDINATE SYSTEM, SOUTH ZONE, NAD-83.

PROJECT TITLE:
D & J ALEXANDER SUBDIVISION UNIT XXXIII

A TRACT OF LAND CONTAINING 15.93 ACRES, MORE OR LESS, BEING OUT OF THAT CERTAIN 1,450 ACRES OF LAND CONVEYED TO DELFINA BENAVIDES ALEXANDER AND JOSEFINA ALEXANDER GONZALEZ RECORDED IN VOLUME 414 PAGES 502-506, DEED RECORDS WEBB COUNTY, TEXAS, SUBSEQUENTLY CONVEYED TO D & J ALEXANDER INVESTMENTS, LLC, PER CORRECTION WARRANTY DEED, RECORDED IN VOLUME 4284, PAGES 587-592, OFFICIAL PUBLIC RECORDS WEBB COUNTY TEXAS, SITUATED IN PORCION 26, AGUSTIN SANCHEZ ORIGINAL GRANTEE, ABSTRACT 282, CITY OF LAREDO, WEBB COUNTY, TEXAS

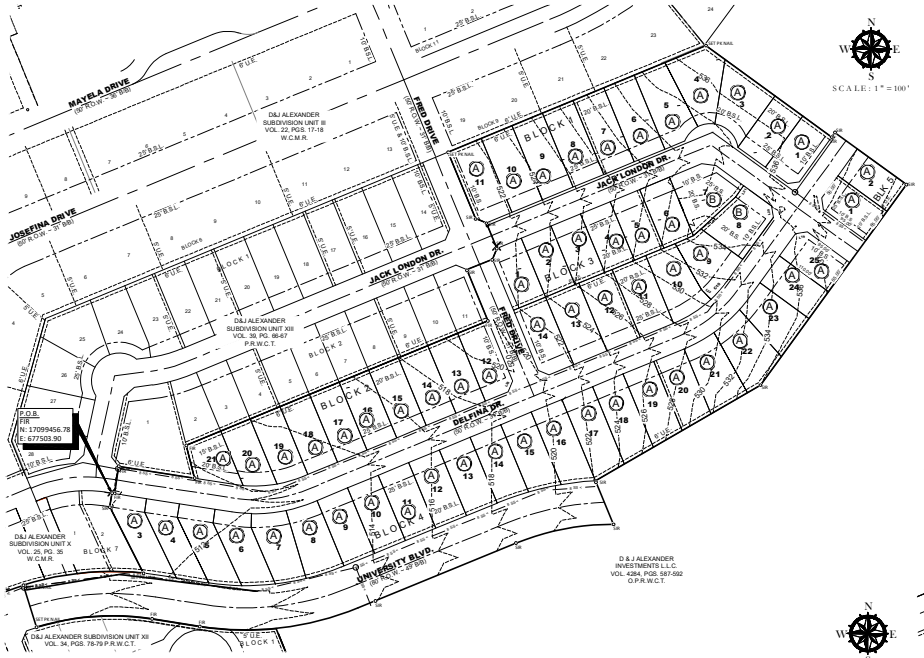
PREMIER ENGINEERING
1302 CALLE DEL NORTE, SUITE 2
LAREDO, TEXAS 78041
PH: (956) 717-3199 FAX: (956) 717-3196
premier-ce.com
LAND DEVELOPMENT • SURVEYING • TRANSPORTATION • STORMWATER
TEXAS REGISTERED ENGINEERING FIRM No. F-13019 SURVEY REGISTRATION No. 100319-00

OWNER:
D & J
ALEXANDER DEVELOPMENT, L.L.C.
C/O DAVID H. ARREDONDO
1302 CALLE DEL NORTE, SUITE 1
LAREDO, TEXAS 78041
PHONE: (956) 725-3311
FAX: (956) 725-3319

SHEET TITLE:
PLAT OF
D & J ALEXANDER
SUBDIVISION UNIT XXXIII

DRAWN BY:	K.G./M.T./L./L.M.
CHECKED BY:	A.G.
APPROVED BY:	A.G.
DATE:	10-13-23
REVISED DATE:	06-16-26
SCALE 11 X17 :	-
SCALE 24 X 36 :	1:100
PROJECT #:	18654-23
FILE NAME:	(E-PLAT.DWG

1/2 2



POST DEVELOPMENT TOPOGRAPHY

N
W E
S
SCALE: 1" = 100'

Water Supply: Description

D & J Alexander Subdivision Unit XXXIII 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 agreed to provide sufficient water to the subdivision for at least 30 years and the City of Laredo has provided documentation to sufficiently establish the long term quantity and quality of the available water supplies to serve the full development of this subdivision. The City of Laredo has a 8 inch diameter PVC water line running along Jack London Dr. and Fred Dr. in D & J Alexander Subdivision Unit XIII. The water system for D & J Alexander Unit XXXIII will consist of 8 inch diameter PVC water lines running along R.O. W. of Jack London. Dr. and Delfina Dr. This line will service a total of 60 lots through individual services consisting of a 1" diameter single service lines and double services consisting of a 1 ½" double service line splitting into two 1" diameter single service lines going into the water meter boxes for each lot. The services line with meter boxes has already been installed at a total cost of $297,279.00 or $4,954.65 per lot. The subdivider in addition paid the City of Laredo the sum of $60,000 which covers the cost for all lots for the water availability and water meters.

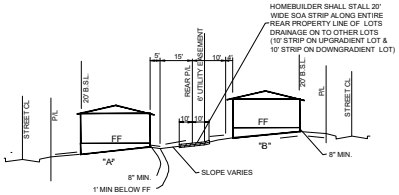


VICINITY MAP

SCALE: 1" = 2000'

Sewage Facilities: Description

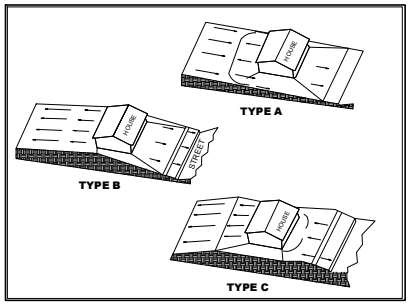
Sewage from D & J Alexander Subdivision Unit XIII will be disposed of through the sanitary sewer collection system of the City of Laredo. The Subdivider and the City of Laredo have entered into a contract in which the City of Laredo has agreed to provide sufficient sewage capacity for the full development of this subdivision.The City of Laredo has a 8 inch diameter PVC sanitary sewer line running along Delfina Dr. in D & J Alexander Subdivision Unit XIII. The sanitary sewer system for D & J Alexander Subdivision Unit XXXIII will consist of 8 inch PVC sanitary sewer lines that will run along R.O. W. of Jack London Dr. The sanitary sewer system will service a total of 60 lots through individual services consisting of a 6" diameter single service for individual lots and 6" diameter dual service lines splitting into single 6" service lines for double service connections. The single service and double service lines have already been installed at a total cost of $421,866.44 or $7,031.11 per lot



TYPICAL "A" TO "B" LOT GRADING
SECTION CROSS SECTIONS THROUGH LOTS
N.T.S.

SYMBOL LEGEND	DESCRIPTION
SIR	SET IRON ROD
FIR	FOUND IRON ROD
—512—	PROPOSED CONTOUR
— 8 W — 8 W —	EXIST. 8" WATER LINE
— 8 S —	EXIST. 8" SANITARY SEWER
	EXIST. FIRE HYDRANT
	EXIST. WATER VALVE
	EXIST. LIGHT POLE
	EXIST. STORM SEWER INLET
RCP	REINFORCED CONCRETE PIPE

LEGEND			
	Water Line Single Service		Water Plug
	Water Line Double Service		Water Line Tee
	Sewer Line Single Service		Clean Out
	Sewer Line Double Service		Man Hole
	Gate Valve	— 8 W —	Proposed Water Line
	Fire Hydrant	— 8 S —	Proposed Sewer Line
	Blow off Hydrant	— EXIST. 12 SS —	Exiting Sewer Line



TYPICAL FHA LOT GRADING

CERTIFICATE OF UTILITY DIRECTOR

STATE OF TEXAS:
WEBB COUNTY:

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

DR. TAREQ AL-ZABET — DATE
UTILITIES DIRECTOR

UTILITIES DEPARTMENT — DATE

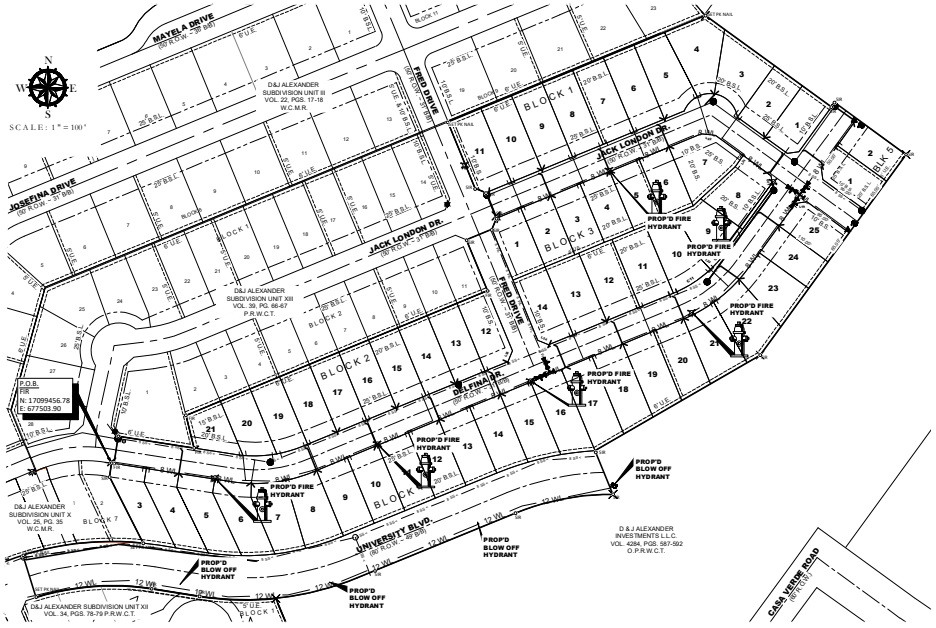
CERTIFICATE OF ENGINEER

STATE OF TEXAS:
WEBB COUNTY:

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

ARMANDO GUERRA, P.E. No. 104992 — DATE

STATE OF TEXAS · ARMANDO GUERRA · 104992 · PROFESSIONAL ENGINEER



WATER AND SANITARY SEWER DISTRIBUTION MAP

D & J ALEXANDER SUBDIVISION UNIT XXXIII

A TRACT OF LAND CONTAINING 19.04 ACRES, MORE OR LESS, BEING OUT OF THAT CERTAIN 40.0 ACRES OF LAND CONVEYED TO DELFINA BARRIOS ALEXANDER AND JOSEPHINA ALEXANDER BY DEED RECORDED IN VOLUME 414 PAGES 81 AND 83, DEED RECORDS WEBB COUNTY, TEXAS, SUBSEQUENTLY CONVEYED TO D & J ALEXANDER INVESTMENTS, LLC, PER CORRECTION WARRANTY DEED RECORDED IN VOLUME 4284, PAGES 587-592, OFFICIAL PUBLIC RECORDS OF REAL PROPERTY, SITUATED IN HYDROGRAPHIC SURVEY NO. 1, ABSTRACT NO. 28, SURVEYED BY HYDROGRAPHIC SURVEY NO. 1, ABSTRACT NO. 28, CITY OF LAREDO, WEBB COUNTY, TEXAS

RECORD TITLE

PREMIER ENGINEERING SURVEYING
1302 CALLE DE NORTE, SUITE 2
LAREDO, TEXAS 78041
PH: (956) 777-1199 FAX: (956) 777-2196
premier-es.com
LAND DEVELOPMENT • PLANNING • TRANSPORTATION • SURVEYING
ENGINEERING REGISTRATION No. F-9815 SURVEY REGISTRATION No. 100597-00

OWNER

D & J
ALEXANDER DEVELOPMENT, L.L.C.
C/O DAVID H. ARREDONDO
1302 CALLE DE NORTE, SUITE 1
LAREDO, TEXAS 78041
PHONE: (956) 725-2551
FAX: (956) 725-3319

SHEET TITLE

PLAT OF
D & J ALEXANDER
SUBDIVISION UNIT XXXIII

DRAWN BY:	K.G./M.T./L./L./M.
CHECKED BY:	A.G.
APPROVED BY:	A.G.
DATE:	10-13-23
REVISED DATE:	06-16-26
SCALE 11 X17 :	-
SCALE 24 X 36 :	1:100
PROJECT #:	18654-23
FILE NAME:	SURATDWG
2 / 2	2

City of Laredo

Planning & Zoning Commission

Meeting Date: 7/2/2026 **Preliminary Plats and Replats 9F**

SUBJECT
Preliminary consideration of the replat of Lots 2A, 2B, and 4, Block 595, Western Division into Lot 4A, Block 595, Western Division, and the granting of a variance to reduce the front yard building setback line from 20 feet to 10 feet, pursuant to Section 24.77.2 (6) of the Laredo Land Development Code. The intent is residential.

PL-139-2026
District VIII - Cm. Alyssa Cigarroa

PREVIOUS COUNCIL ACTION
N/A

BACKGROUND
APPLICANT: Housing Authority of the City of Laredo
ENGINEER: KCI Technologies

PROPERTY INFORMATION:
Location: Northeast corner of Gonzalez Street and San Eduardo Avenue (508 Gonzalez Street)
Size: Approximately 13,860 square feet, more or less
Proposed Development: 1 lot
Current Zoning: R-3 (Mixed Residential District)
Council District: District VIII - Cm. Alyssa Cigarroa

COMMITTEE RECOMMENDATION
N/A

STAFF RECOMMENDATION
Staff supports the requested variance, finding that unique design considerations exist for the subject tract regarding the building footprint necessary to accommodate ADA accessibility requirements for the proposed senior housing development.

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

2. All improvements as per the Subdivision Ordinance.

Parks:

1. Please schedule a meeting with Parks Staff to discuss Parkland Agreement.

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

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

ISO 9001:2015 CERTIFIED
ENGINEERS • PLANNERS • SCIENTISTS • CONSTRUCTION MANAGERS
7109 N. Bartlett, Suite 201 • Laredo, Texas 78041 • Phone (956) 729-7844

June 18, 2026

City of Laredo, Planning Department
1413 Houston St.
Laredo, Texas, 78040

00049732

RE: Variance Request Letter – Reduction of Front Yard Building Setback
Replat of Lots 2A, 2B, and 4, Block 595, Situated in the Western Division of the City of Laredo, into Lot 4A, Block 595, Western Division, City of Laredo

Honorable Commissioners,

On behalf of the Housing Authority of the City of Laredo, we respectfully request approval of a variance to reduce the required front yard building setback along San Eduardo Avenue from twenty feet (20') to ten feet (10') for the above-referenced plat. This variance is necessary to fulfill the Housing Authority's mission of providing high-quality, affordable housing for Laredo residents.

The proposed project consists of 10 multi-family units tailored specifically for senior citizens. To ensure maximum accessibility, all 10 units—including the five upper-level units—are designed to be fully ADA-compliant. Meeting federal ADA requirements introduces unique structural design considerations. To accommodate senior residents, each unit features expanded hallways, wider doorways, and larger restrooms. These mandates increase the building's overall footprint beyond standard apartment dimensions of this type. Additionally, providing second-floor accessibility requires installing an elevator, which demands significant structural space.

Reducing the front setback to ten feet (10') is the only viable design solution to accommodate these critical accessibility features on this site. Furthermore, this request is highly compatible with the neighborhood character, as many existing homes within this portion of the Eastern and Western Division already feature reduced setbacks of less than 20 feet. For these reasons, we believe this variance will not be detrimental to public health, safety, or welfare, nor will it negatively impact the aesthetic integrity of the subdivision.

We respectfully request favorable consideration of this variance request. Please do not hesitate to contact us should you require any additional information.

Sincerely,
KCI Technologies, Inc.



Edward L. Ochoa, P.E., S.I.T., CFM
Sr. Project Manager

AERIAL LOCATION MAP



NOTES

1. THE PURPOSE OF THIS REPLAT IS TO COMBINE LOTS 2A, 2B, & 4, BLOCK 595, INTO A SINGLE LOT AND TO REDUCE THE FRONT YARD SETBACK FROM 20 FEET TO 10 FEET.

2. THIS REPLAT DOES NOT ATTEMPT TO ALTER, AMEND, OR REMOVE ANY COVENANTS OR RESTRICTIONS.

3. THERE ARE NO PUBLIC IMPROVEMENTS ASSOCIATED WITH THIS REPLAT.

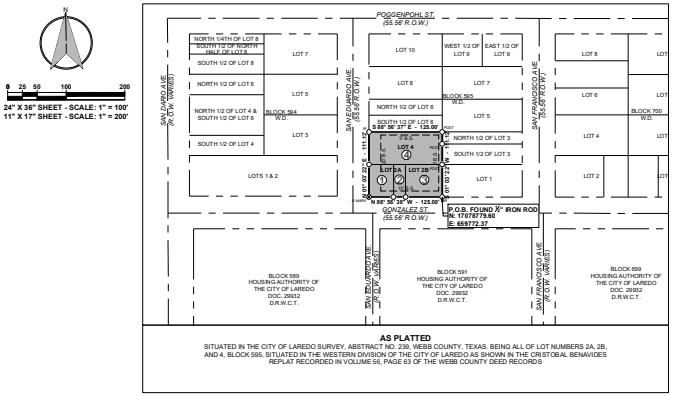
4. MAINTENANCE OF THE LANDSCAPING SHALL COMPLY WITH THE PROVISIONS OF APPENDIX F-2 OF SECTION 24-83 OF THE LAREDO LAND DEVELOPMENT CODE.

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

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

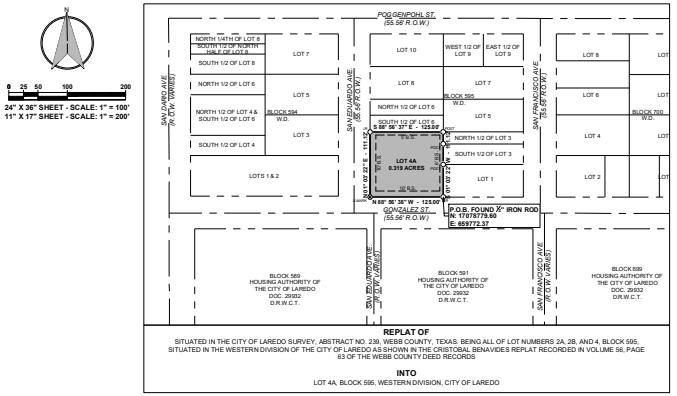
7. NO PORTION OF THIS PROPERTY IS LOCATED IN ZONE "A": AREA WHICH IS WITHIN THE 100-YR FLOODPLAIN ACCORDING TO FEMA FLOOD INSURANCE RATE MAP No. 48479C1195C, DATED: APRIL 2, 2008.

8. 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.



AS PLATTED

SITUATED IN THE CITY OF LAREDO SURVEY, ABSTRACT NO. 239, WEBB COUNTY, TEXAS. BEING ALL OF LOT NUMBERS 2A, 2B, AND 4, BLOCK 595, SITUATED IN THE WESTERN DIVISION OF THE CITY OF LAREDO AS SHOWN IN THE CRISTOBAL BENAVIDES REPLAT RECORDED IN VOLUME 56, PAGE 63 OF THE WEBB COUNTY DEED RECORDS



REPLAT OF

SITUATED IN THE CITY OF LAREDO SURVEY, ABSTRACT NO. 239, WEBB COUNTY, TEXAS. BEING ALL OF LOT NUMBERS 2A, 2B, AND 4, BLOCK 595, SITUATED IN THE WESTERN DIVISION OF THE CITY OF LAREDO AS SHOWN IN THE CRISTOBAL BENAVIDES REPLAT RECORDED IN VOLUME 56, PAGE 63 OF THE WEBB COUNTY DEED RECORDS

INTO

LOT 4A, BLOCK 595, WESTERN DIVISION, CITY OF LAREDO



LEGEND	
BOUNDARY LINE	
RIGHT OF WAY	
LOT LINE	
BUILDING SETBACK LINE	
EASEMENT LINE	
CENTER LINE	
FOUND MONUMENT	○
SET 1/2" IRON ROD	●

ABBREVIATIONS:
R.O.W. = RIGHT-OF-WAY
B.S. = BUILDING SETBACK
I.R. = IRON ROD
POST = FENCE POST
X-MARK = X-MARK ON CONCRETE

CERTIFICATE OF OWNER

STATE OF TEXAS
COUNTY OF WEBB

I, **JENNIFER BARRIENTOS**, THE EXECUTIVE DIRECTOR OF THE HOUSING AUTHORITY OF THE CITY OF LAREDO, OWNER OF THE LAND SHOWN ON THIS REPLAT, AND DESIGNATED HEREIN AS **LOTS 2A, 2B & 4, BLOCK 595, INTO LOT 4A, WESTERN DIVISION 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.

_____ _____
JENNIFER BARRIENTOS - EXECUTIVE DIRECTOR DATE
HOUSING AUTHORITY OF THE CITY OF LAREDO

STATE OF _____
COUNTY 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 _____, 2026.

_____
NOTARY PUBLIC IN AND FOR _____ COUNTY, _____

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 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.

_____ _____
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 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



BLOCK 595, WESTERN DIVISION, PROPERTY LEGAL DESCRIPTION TABLE (D.R.W.C.T.)

No.	OWNER	VOLUME	PAGES	LEGAL DISCRIPTION
①	LAREDO HOUSING DEVELOPMENT	5691	583	TRACT 1: SITUATED IN WEBB COUNTY, TEXAS AND BEING THE WEST TWO-THIRDS OF THE WEST ONE-HALF OF LOT 2A, BLOCK 595, WESTERN DIVISION
②	LAREDO HOUSING DEVELOPMENT	5691	583	TRACT 2: SITUATED IN WEBB COUNTY, TEXAS AND BEING THE EAST ONE-THIRD OF THE WEST ONE-HALF OF LOT 2A AND THE WEST ONE-HALF OF LOT 2B, BLOCK 595, WESTERN DIVISION
③	LAREDO HOUSING DEVELOPMENT	5691	583	TRACT 1: SITUATED IN WEBB COUNTY, TEXAS AND BEING THE EAST ONE-HALF OF LOT 2B, BLOCK 595, WESTERN DIVISION
④	LAREDO HOUSING DEVELOPMENT	5691	583	TRACT 3: SITUATED IN WEBB COUNTY, TEXAS AND BEING LOT 4 IN BLOCK NO. 595, WESTERN DIVISION

PLAT APPROVAL - CITY ENGINEER

I HAVE REVIEWED THIS REPLAT OF **LOTS 2A, 2B, & 4, BLOCK 595 INTO LOT 4A, WESTERN DIVISION, CITY OF LAREDO,** PREPARED BY EDWARD L. OCHOA REGISTERED PROFESSIONAL ENGINEER NO. **92596,** AND DATED THE ____ DAY OF _____, 2026, AND HAVE FOUND THEM IN COMPLIANCE WITH THE SUBDIVISION ORDINANCE OF THE CITY OF LAREDO.

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

PLANNING COMMISSION APPROVAL

THIS PLAT OF REPLAT OF **LOTS 2A, 2B, & 4, BLOCK 595, INTO LOT 4A, WESTERN DIVISION CITY OF LAREDO,** 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
CHAIRMAN

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 _____, 2026. THE MINUTES OF SAID MEETING REFLECT SUCH APPROVAL.

_____ _____
VANESSA GUERRA, AICP DATE
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 PLAT RECORDS OF SAID COUNTY.

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

_____ _____
COUNTY CLERK DEPUTY
WEBB COUNTY, TEXAS

LEGAL DESCRIPTION
0.319 ACRE TRACT

A 13,890 SQ. FT., TRACT OF LAND CONTAINING 0.319 ACRES, MORE OR LESS, SITUATED IN THE CITY OF LAREDO SURVEY, ABSTRACT NO. 239, WEBB COUNTY, TEXAS. BEING ALL OF LOT NUMBERS 2A, 2B, AND 4, BLOCK 595, SITUATED IN THE WESTERN DIVISION OF THE CITY OF LAREDO AS SHOWN IN THE CRISTOBAL BENAVIDES REPLAT RECORDED IN VOLUME 56, PAGE 631 OF THE WEBB COUNTY DEED RECORDS.

BASIS OF BEARING:
BASIS OF BEARING IS THE NORTH AMERICAN DATUM OF 1983 TEXAS STATE PLANE COORDINATE SYSTEM, SOUTH CENTRAL ZONE (4205). COORDINATES SHOWN HEREON ARE AT GRID VALUE MAY BE BROUGHT TO SURFACE VALUES BY APPLYING A COMBINED SCALE FACTOR OF 1.00003.

NOTES

1. THE PURPOSE OF THIS REPLAT IS TO COMBINE LOTS 2A, 2B, & 4, BLOCK 595, INTO A SINGLE LOT AND TO REDUCE THE FRONT YARD SETBACK FROM 20 FEET TO 10 FEET.
2. THIS REPLAT DOES NOT ATTEMPT TO ALTER, AMEND, OR REMOVE ANY COVENANTS OR RESTRICTIONS.
3. THERE ARE NO PUBLIC IMPROVEMENTS ASSOCIATED WITH THIS REPLAT.
4. MAINTENANCE OF THE LANDSCAPING SHALL COMPLY WITH THE PROVISIONS OF APPENDIX F-2 OF SECTION 24-83 OF THE LAREDO LAND DEVELOPMENT CODE.
5. SIDEWALKS, DRIVEWAYS AND TREES WILL BE INSTALLED AT THE TIME OF ISSUANCE OF BUILDING PERMITS IN ACCORDANCE WITH THE LAREDO LAND DEVELOPMENT CODE.
6. ALL CURB CUTS SHALL COMPLY WITH THE TRANSPORTATION ELEMENT OF THE CITY OF LAREDO COMPREHENSIVE PLAN.
7. NO PORTION OF THIS PROPERTY IS LOCATED IN ZONE "A"; AREA WHICH IS WITHIN THE 100-YR FLOODPLAIN ACCORDING TO FEMA FLOOD INSURANCE RATE MAP No. 48479C1195C, DATED: APRIL 2, 2008.
8. 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:
HOUSING AUTHORITY OF
THE CITY OF LAREDO
2000 SAN FRANCISCO AVE.
LAREDO, TEXAS 78040
(956) 723-4521

PROJECT: 00049732
PLOT DATE/TIME: 06/17/2026
STATUS: PRELIMINARY
DRAWN BY: IJM
CHECKED BY: ELO

NO.	DATE	REVISION DESCRIPTION
1	6.17.26	Bill Gonzalez - Replat.dwg

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

PROJECT NAME
REPLAT OF
SITUATED IN THE CITY OF LAREDO SURVEY, ABSTRACT NO. 239, WEBB COUNTY, TEXAS. BEING ALL OF LOT NUMBERS 2A, 2B, AND 4, BLOCK 595, SITUATED IN THE WESTERN DIVISION OF THE CITY OF LAREDO AS SHOWN IN THE CRISTOBAL BENAVIDES REPLAT RECORDED IN VOLUME 56, PAGE 63 OF THE WEBB COUNTY DEED RECORDS
INTO
LOT 4A, BLOCK 595, WESTERN DIVISION, CITY OF LAREDO

SHEET TITLE
REPLAT

1
SHEET
1 OF 1

S:\data\Proj_2025_KCI\00049732_001\Bill Gonzalez_Apple\Adv_City\Cad\replat\595 Gonzalez_Apple.dwg - Replat.dwg

City of Laredo

Planning & Zoning Commission

Meeting Date: 7/2/2026 **Preliminary Plats and Replats 9G**

SUBJECT
Preliminary consideration of the plat of Harmony Hills Subdivision, Phase III at Rodriguez Ranch. The intent is residential.

PL-145-2026
District VI - Cm. Dr. Tyler King

PREVIOUS COUNCIL ACTION
N/A

BACKGROUND
APPLICANT: Rodriguez-Zertuche Development, LLC
ENGINEER: Howland Engineering & Surveying Company

PROPERTY INFORMATION:
Location: Northeast of Simon Bolivar Boulevard and Beatles Road intersection.
Size: Approximately 10.7329 acres, more or less
Proposed Development: 57 lots
Current Zoning: R-1A (Single-Family Reduced Area District)
Council District: District VI - Cm. Dr. Tyler King

COMMITTEE RECOMMENDATION
N/A

STAFF RECOMMENDATION
APPROVE SUBJECT TO THE FOLLOWING COMMENTS:
Planning:
1. Provide a plate note prohibiting access to the future extension of Simon Bolivar Boulevard for the double frontage lots in block 10, pursuant to Section 3.3 D. of the Subdivision Ordinance.

2. Revise Plat Note No. 2 to state the following: “All curb cuts shall comply with the Standard Technical Specification Manual, as may be amended from time to time.”

3. Identify all easements.

4. All improvements as per the Subdivision Ordinance.

Parks:
1. Please schedule a meeting with Parks Staff to discuss Parkland Agreement.

Fire:
1. Fire hydrants required every 500 feet for residential development.

Traffic Safety:
1. Block lengths shall not exceed one thousand two hundred feet (1,200) or be less than three hundred (300) feet, except as may be required by the Commission in the proper projection of existing major thoroughfares, and on existing platted blocks. (As per Subdivision Ordinance Handbook Section 3-2).
a. Block lengths and street lengths may be waived by the Planning and Zoning Commission provided that the waiver is requested in writing, incorporates traffic impact mitigation measures into a site plan, which is then submitted in conjunction with a preliminary plat/replat application.
b. No block length waiver may be granted by the Planning and Zoning Commission unless traffic impact mitigation measures comply with standards (herein adopted as minimum standards) of the Institute of Transportation Engineers (Latest Edition) and as set out in the "Transportation and Land Development Manual (Latest Edition)".
c. No block length waiver may be granted which modifies the City of Laredo Comprehensive Plan or the Thoroughfare Plan of the Comprehensive Plan addressing thoroughfares, highways, arterials, and collectors, or of the proper extension of any street.
d. A block length waiver shall not compromise safety.

2. “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).

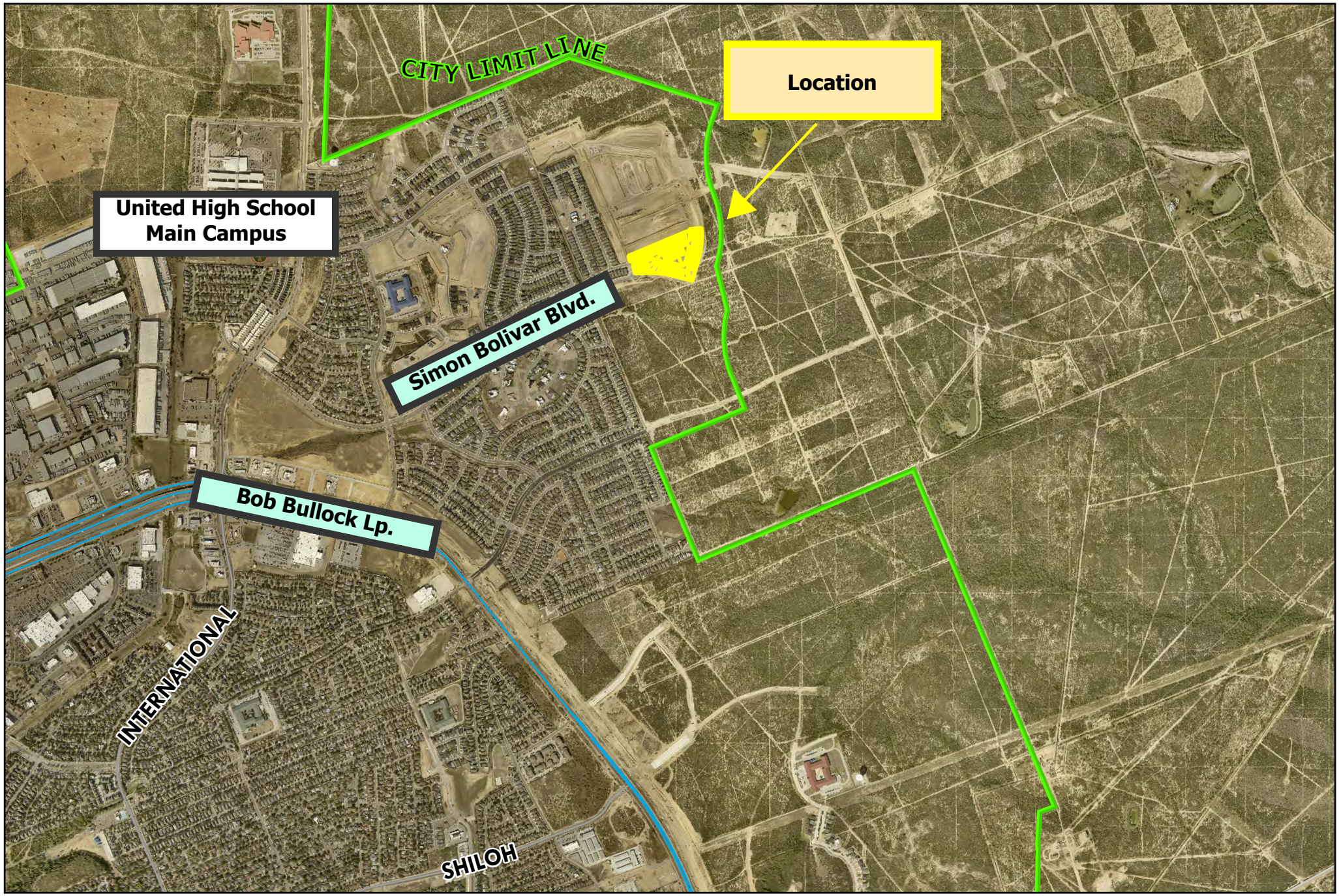
3. Streets shall be laid out so as to intersect at right angle (As per Subdivision Ordinance Handbook, Section 3-2 H).

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

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

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

AERIAL LOCATION MAP



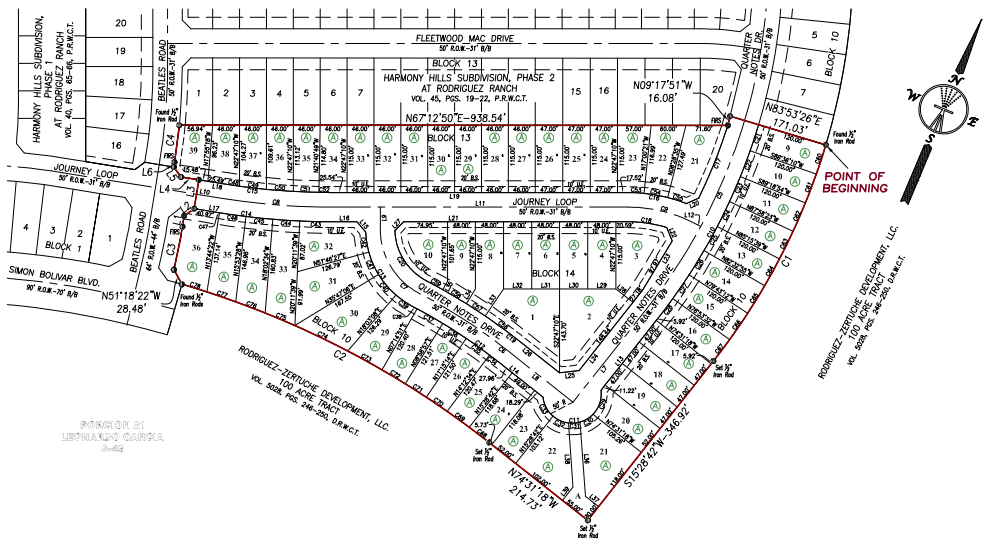
NOTES:

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

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

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

4. LOT A, BLOCK 10, IS AN UNINHABITABLE LOT. NO WATER OR SEWER SERVICES REQUIRED.



LINE TABLE		
LINE #	DIRECTION	LENGTH
L1	N13°36'22"W	18.53'
L2	N31°23'38"E	21.21'
L3	N13°36'22"W	50.00'
L4	S76°23'38"W	31.00'
L5	N58°36'22"W	21.21'
L6	N13°36'22"W	8.33'
L7	N15°28'42"E	203.85'
L8	S74°31'18"E	140.98'
L9	S22°47'10"E	36.99'
L10	N76°23'38"E	40.97'
L11	N67°12'50"E	506.06'
L12	S84°28'16"E	6.91'
L13	N15°28'42"E	158.14'
L14	S74°31'18"E	95.26'
L15	S63°49'58"E	22.94'
L16	N67°12'50"E	42.50'
L17	N76°23'38"E	40.97'
L18	S76°23'38"W	40.97'
L19	S67°12'50"W	506.06'
L20	S42°54'05"W	23.05'
L21	N67°12'50"E	383.53'
L22	S45°49'37"E	24.83'
L23	S08°11'31"W	97.97'
L24	S15°28'42"W	175.62'
L25	S60°28'42"W	33.71'
L26	N74°31'18"W	92.13'
L27	N21°11'54"E	21.59'
L28	S74°31'18"E	37.46'
L29	N67°12'50"E	48.00'
L30	N67°12'50"E	48.00'
L31	N67°12'50"E	48.00'
L32	N67°12'50"E	48.00'
L33	N11°33'18"E	55.85'
L34	N09°20'55"E	29.54'
L35	N06°39'22"E	18.44'
L36	N27°03'37"W	127.22'
L37	N74°31'18"W	28.50'
L38	N27°03'37"W	109.82'
L39	N15°28'42"E	29.30'

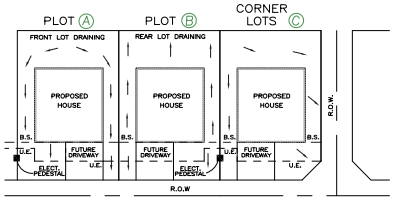
CURVE TABLE			
CURVE #	LENGTH	RADIUS	CHORD
C1	419.35'	1,113.00'	S04°41'04"W-416.87'
C2	595.23'	1,545.00'	N85°33'31"W-591.55'
C3	75.03'	1,056.00'	N11°34'14"W-75.01'
C4	63.59'	1,025.00'	N15°23'00"W-63.58'
C5	364.72'	968.00'	N04°41'04"E-362.57'
C6	181.48'	975.00'	S79°51'14"E-181.21'
C7	136.14'	125.00'	S53°59'10"E-129.51'
C8	192.27'	1,200.00'	N71°46'14"E-192.06'
C9	123.55'	250.00'	N81°22'18"E-122.29'
C10	374.14'	993.00'	N04°41'04"E-371.93'
C11	158.08'	50.00'	N60°28'42"E-99.99'
C12	176.82'	950.00'	S79°51'14"E-176.57'
C13	158.05'	150.00'	S55°00'06"E-150.84'
C14	196.27'	1,225.00'	N71°46'14"E-196.06'
C15	188.26'	1,175.00'	S71°48'14"W-188.06'
C16	102.84'	275.00'	S77°55'36"W-102.24'
C17	134.15'	943.00'	S01°03'31"E-134.04'
C18	67.36'	225.00'	N75°47'26"E-67.11'
C19	186.13'	1,000.00'	N79°51'14"W-185.86'
C20	105.36'	100.00'	N55°00'06"W-100.56'
C21	47.00'	993.00'	N04°45'12"W-47.00'
C22	47.00'	993.00'	N02°02'28"W-47.00'
C23	47.00'	993.00'	N00°40'16"E-47.00'
C24	47.00'	993.00'	N03°22'59"E-47.00'
C25	47.00'	993.00'	N06°05'43"E-47.00'
C26	49.03'	993.00'	N08°51'56"E-49.02'
C27	49.00'	993.00'	N11°41'38"E-49.00'
C28	41.09'	993.00'	N14°17'35"E-41.08'
C29	44.85'	50.00'	N04°23'52"W-43.36'
C30	26.27'	50.00'	N36°21'03"E-25.97'
C31	20.14'	50.00'	N62°06'23"E-20.00'
C32	29.05'	50.00'	S88°52'35"E-28.65'
C33	37.77'	50.00'	S50°35'21"E-36.88'
C34	21.04'	950.00'	S75°09'22"E-21.04'
C35	49.01'	950.00'	S77°16'06"E-49.00'
C36	47.55'	950.00'	S80°10'49"E-47.55'
C37	50.46'	950.00'	S83°08'09"E-50.45'
C38	8.77'	950.00'	S84°55'18"E-8.77'
C39	34.66'	150.00'	S78°34'01"E-34.58'
C40	46.42'	150.00'	S63°04'53"E-46.24'

CURVE TABLE			
CURVE #	LENGTH	RADIUS	CHORD
C41	41.86'	150.00'	S46°13'14"E-41.72'
C42	35.10'	150.00'	S31°31'18"E-35.02'
C43	55.41'	1,225.00'	N68°30'35"E-55.41'
C44	46.00'	1,225.00'	N70°52'54"E-46.00'
C45	46.00'	1,225.00'	N73°01'59"E-46.00'
C46	46.00'	1,225.00'	N75°11'05"E-46.00'
C47	2.85'	1,225.00'	N76°19'38"E-2.85'
C48	29.32'	1,175.00'	S75°40'45"W-29.32'
C49	46.31'	1,175.00'	S73°50'07"W-46.31'
C50	46.14'	1,175.00'	S71°34'52"W-46.13'
C51	43.82'	1,175.00'	S69°23'17"W-43.82'
C52	22.68'	1,175.00'	S67°46'00"W-22.68'
C53	27.74'	275.00'	S70°06'15"W-27.73'
C54	40.94'	275.00'	S77°15'32"W-40.90'
C55	34.15'	275.00'	S85°04'54"W-34.13'
C56	68.47'	1,000.00'	N76°29'00"W-68.46'
C57	38.51'	1,000.00'	N79°32'53"W-38.50'
C58	46.99'	1,000.00'	N81°59'51"W-46.99'
C59	32.15'	1,000.00'	N84°15'54"W-32.15'
C60	52.68'	1,113.00'	S04°45'12"E-52.68'
C61	52.68'	1,113.00'	S02°02'28"E-52.68'
C62	52.68'	1,113.00'	S00°40'16"W-52.68'
C63	52.68'	1,113.00'	S03°22'59"W-52.68'
C64	52.68'	1,113.00'	S06°05'43"W-52.68'
C65	54.95'	1,113.00'	S08°51'57"W-54.95'
C66	54.93'	1,113.00'	S11°41'38"W-54.92'
C67	46.05'	1,113.00'	S14°17'35"W-46.05'
C68	43.28'	1,545.00'	N75°19'27"W-43.28'
C69	46.38'	1,545.00'	N76°59'12"W-46.37'
C70	42.77'	1,545.00'	N78°38'23"W-42.77'
C71	42.73'	1,545.00'	N80°13'31"W-42.73'
C72	46.78'	1,545.00'	N81°53'06"W-46.78'
C73	66.95'	1,545.00'	N83°59'37"W-66.94'
C74	100.22'	1,545.00'	N87°05'36"W-100.20'
C75	55.45'	1,545.00'	N89°58'47"W-55.45'
C76	53.60'	1,545.00'	S87°59'54"W-53.60'
C77	52.27'	1,545.00'	S86°02'07"W-52.27'
C78	44.80'	1,545.00'	S84°14'07"W-44.80'

BLOCK 10 : LOT TABLE	
LOT #	AREA (SQ.FT.)
9	5,981
10	5,981
11	5,981
12	5,981
13	5,981
14	6,239
15	6,236
16	5,938
17	5,640
18	5,640
19	5,640
20	5,795
21	9,339
22	8,100
23	5,801
24	5,794
25	5,699
26	5,555
27	5,489
28	5,884
29	6,682
30	9,825
31	8,966
32	7,927
33	8,339
34	7,507
35	6,898
36	7,675
A	3,998

BLOCK 13 : LOT TABLE	
LOT #	AREA (SQ.FT.)
21	8,242
22	6,071
23	5,899
24	5,405
25	5,405
26	5,405
27	5,290
28	5,290
29	5,290
30	5,290
31	5,290
32	5,290
33	5,290
34	5,416
35	5,122
36	5,130
37	4,926
38	5,035
39	5,244

BLOCK 14 : LOT TABLE	
LOT #	AREA (SQ.FT.)
1	11,241
2	11,893
3	9,217
4	5,520
5	5,520
6	5,520
7	5,520
8	7,191
9	6,282
10	7,854



TYPICAL LOT PLOT GRADING TYPES

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

CERTIFICATE OF OWNER

STATE OF TEXAS:
COUNTY OF WEBB:

I, MARCOS & LOURDES R. ZERTUCHE, AS OWNERS OF "RODRIGUEZ-ZERTUCHE DEVELOPMENT, LLC.", THE OWNER OF THE LAND SHOWN ON THIS PLAT AND DESIGNATED HEREIN AS HARMONY HILLS SUBDIVISION PHASE III AT RODRIGUEZ RANCH, IN THE CITY OF LAREDO, WEBB COUNTY, TEXAS, AND WHOSE NAME IS SUBSCRIBED HERETO, HEREBY DEDICATED TO THE USE OF THE PUBLIC FOREVER ALL STREETS, DRAWS, EASEMENTS AND PUBLIC PLACES THEREON SHOWN FOR THE PURPOSE AND CONSIDERATION THEREIN EXPRESSED.

_____ _____/_____/_____
OWNER DATE

STATE OF TEXAS:
COUNTY 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 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:_____

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 _____
(FINANCIAL INSTITUTION)

_____/_____/_____
DATE

CERTIFICATE OF ENGINEER

STATE OF TEXAS:
COUNTY OF WEBB:

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

_____ _____/_____/_____
BERNAL 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 HAVE REVIEWED THIS PLAT AND ACCOMPANYING CONSTRUCTION DRAWINGS IDENTIFIED AS HARMONY HILLS SUBDIVISION PHASE III AT RODRIGUEZ RANCH, CITY OF LAREDO, TEXAS, PREPARED BY BERNAL FREDERICK SLIGHT, REGISTERED PROFESSIONAL ENGINEER, NO. 77981 AND DATED THE 17TH DAY OF JUNE, 2026, AND HAVE FOUND THEM IN COMPLIANCE WITH THE SUBDIVISION ORDINANCE OF THE CITY OF LAREDO, TEXAS.

_____ _____/_____/_____
ELUID DE LOS SANTOS, P.E. DATE
CITY ENGINEER

PLANNING COMMISSION APPROVAL

THIS PLAT OF HARMONY HILLS SUBDIVISION PHASE III AT RODRIGUEZ RANCH, 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 17TH DAY OF JUNE, 2026.

_____ _____/_____/_____
DANIELLA SADA PAZ – 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 17TH DAY OF JUNE, 2026, THE MINUTES OF SAID MEETING REFLECT SUCH APPROVAL.

_____ _____/_____/_____
VANESSA GUERRA, AICP DATE
PLANNING DIRECTOR

CERTIFICATION OF COUNTY CLERK

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

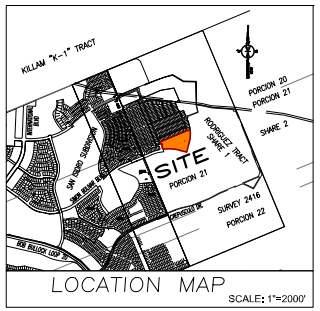
2026 DEPUTY:_____

COUNTY CLERK
WEBB COUNTY, TEXAS

STATE OF TEXAS:
COUNTY OF WEBB:

I, MARGIE R. IBARRA, CLERK OF THE COUNTY COURT IN AND FOR THE WEBB COUNTY, DO HEREBY CERTIFY THAT THE FORGOING INSTRUMENT DATED THE ____ DAY OF _____, 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 PLAT RECORDS OF SAID COUNTY.

_____ _____ _____/_____/_____
DEPUTY COUNTY CLERK DATE
WEBB COUNTY, TEXAS



LOCATION MAP
SCALE: 1"=2000'

NOTES:

1. DRIVEWAYS, SIDEWALKS, AND TREES WILL BE INSTALLED AT THE TIME OF ISSUANCE OF BUILDING PERMITS, IN ACCORDANCE WITH THE LAREDO LAND DEVELOPMENT CODE.
2. ALL CURB CUTS SHALL COMPLY WITH THE TRANSPORTATION ELEMENT OF THE CITY OF LAREDO COMPREHENSIVE PLAN.
3. SETBACK LINES INDICATED ON THE PLAT SHALL BE FOR REFERENCE ONLY. THE SETBACK SHALL BE DETERMINED BASED ON THE CURRENT ZONING IN ACCORDANCE TO SECTION 24.77.1 OF THE LAREDO LAND DEVELOPMENT CODE.
4. LOT A, BLOCK 10, IS AN UNINHABITABLE LOT. NO WATER OR SEWER SERVICES REQUIRED.

LEGAL DESCRIPTION
10.7329 ACRE TRACT

A TRACT OF LAND CONTAINING 10.7329 ACRES (467,527 SF), more or less, situated in Porcion 21, Leonardo Garcia, Original Grantee, Abstract 49, City of Laredo, Webb County, Texas. Being out of a 100 acre tract of land, conveyed to Rodriguez-Zertuche Development, LLC., as recorded in Volume 5028, Pages 246-250, Deed Records, Webb County, Texas. This 10.7329 acre tract being more particularly described as follows:

BEGINNING, at a found ½" iron rod, being the southeast corner of Harmony Hills Subdivision, Phase 2, at Rodriguez Ranch, as recorded in Volume 45, Pages 19-22, Plat Records, Webb County, Texas, being the POINT OF BEGINNING, also being on a curve having a radius of 1,113.00 feet, a chord of S04°41'04"W-416.87 feet, for the northeast corner hereof;

THENCE, along said curve right, an arc length of 419.35 FEET, to a set ½" iron rod, for a deflection hereof;

THENCE, S 15°28'42" W, a distance of 346.92 FEET, to a set ½" iron rod, for the southeast corner hereof;

THENCE, N 74°31'18" W, a distance of 214.73 FEET, to a set ½" iron rod, being on a curve having a radius of 1,545.00 feet, a chord of N85°33'31"W-591.55 feet, for a deflection hereof;

THENCE, along said curve left, an arc length of 595.23 FEET, to a found ½" iron rod at the southeast clip corner of Harmony Hills Subdivision, Phase 1, at Rodriguez Ranch, as recorded in Volume 40, Pages 65-66, Plat Records, Webb County, Texas, for the southwest corner hereof;

THENCE, N 51°18'22" W, along the east boundary of said Harmony Hills Subdivision, Phase 1, a distance of 28.48 FEET, to a found ½" iron rod, being on a curve having a radius of 1,056.00 feet, a chord of N11°34'14"W-75.01 feet, for an exterior corner hereof;

THENCE, along said curve left and east boundary of said Harmony Hills Subdivision, Phase 1, an arc length of 75.03 FEET, to a found ½" iron rod, or a deflection hereof;

THENCE, N 13°36'22" W, continuing along the east boundary of said Harmony Hills Subdivision, Phase 1, a distance of 18.53 FEET, to a found ½" iron rod, for an exterior corner hereof;

THENCE, N 31°23'38" E, continuing along the east boundary of said Harmony Hills Subdivision, Phase 1, a distance of 21.21 FEET, to a found ½" iron rod, for an interior corner hereof;

THENCE, N 13°36'22" W, continuing along the east boundary of said Harmony Hills Subdivision, Phase 1, a distance of 50.00 FEET, to a found ½" iron rod, for an interior corner hereof;

THENCE, S 76°23'38" W, continuing along the east boundary of said Harmony Hills Subdivision, Phase 1, a distance of 31.00 FEET, to a found ½" iron rod, for an exterior corner hereof;

THENCE, N 58°36'22" W, continuing along the east boundary of said Harmony Hills Subdivision, Phase 1, a distance of 21.21 FEET, to a found ½" iron rod, being on the south boundary line of aforementioned Harmony Hills, Phase 2, at Rodriguez Ranch, for an exterior corner hereof;

THENCE, N 13°36'22" W, along the south boundary line of said Harmony Hills, Phase 2, a distance of 8.33 FEET, to a found ½" iron rod, being on a curve having a radius of 1,025.00 feet, a chord of N15°23'00"W-63.58 feet, for a deflection hereof;

THENCE, along said curve left and south boundary of said Harmony Hills, Phase 2, an arc length of 63.59 FEET, to a found ½" iron rod, for the northwest corner hereof;

THENCE, N 67°12'50" E, along the south boundary of said Harmony Hills, Phase 2, a distance of 938.54 FEET, to a found ½" iron rod, for an interior corner hereof;

THENCE, N 09°17'51" W, along the south boundary of said Harmony Hills, Phase 2, a distance of 16.08 FEET, to a found ½" iron rod, for an exterior corner hereof;

THENCE, N 83°53'26" E, along the south boundary of said Harmony Hills Subdivision, Phase 2, a distance of 171.03 FEET, to the POINT OF BEGINNING of this 10.7329 acre tract of land, more or less.

HOWLAND
ENGINEERING AND SURVEYING CO.
TBPE Firm Registration No. F-6097 TBPLS Firm Registration No. 100464-00
7615 N. Bartell Avenue | P.O.Box 451128 | Laredo, TX. 78045
P. 956.722.4411 | F. 956.722.5414
www.howlandcompanies.com

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

PRELIMINARY PLAT

HARMONY HILLS SUBDIVISION
PHASE III
AT RODRIGUEZ RANCH

A TRACT OF LAND CONTAINING 10.7329 ACRES (467,527 SF), more or less, situated in Porcion 21, Leonardo Garcia, Original Grantee, Abstract 49, City of Laredo, Webb County, Texas. Being out of a 100 acre tract of land, conveyed to Rodriguez-Zertuche Development, LLC., as recorded in Volume 5028, Pages 246-250, Deed Records, Webb County, Texas.

DRAWN BY:	M.G.C.
CHECKED BY:	B.F.S.
DRAWN DATE:	06/17/2026
PLOTTED DATE:	06/17/2026
JOB No.	E-361-26
FILE NAME:	HH PH3
STATUS:	ACTIVE
AS-BUILT:	NO
REVISED DATE:	
SCALE: (24"x36")	SHEET
HOR: 1"=100'	VER: N/A
SCALE: (11"x17")	SHEET
HOR: 1"=200'	VER: N/A
SHEET 1	OF TOTAL: 1

City of Laredo

Planning & Zoning Commission

Meeting Date: 7/2/2026 **Final Plats and replats 10A**

SUBJECT
Final consideration of the replat of Lots 6-8, Block 4, North America Industrial Park, Phase II into Lot 6A, Block 4, North America Industrial Park, Phase II. The purpose of this replat is to reconfigure Lots 6-8, Block 4, into Lot 6A, Block 4. The intent is industrial.

PL-146-2026
District VII - Cm. Vanessa Perez

PREVIOUS COUNCIL ACTION
N/A

BACKGROUND
APPLICANT: Hector Carmona
ENGINEER: Howland Engineering & Surveying Company

PROPERTY INFORMATION:
Location: East of Rio Grande, West of Mines Rd., and North of Lago del RIO
Size: Approximately 12.3444 acre, more or less
Proposed Development: Replat of Lots 6-8 into one (1) lot 6A
Current Zoning: B-4 (Highway Commercial District)
Council District: District VII - Cm. Vanessa Perez

COMMITTEE RECOMMENDATION
N/A

STAFF RECOMMENDATION
APPROVAL

NOTICE TO THE DEVELOPER:
N/A

AERIAL LOCATION MAP



NOTES:

1.) BASIS OF BEARINGS: BASED ON NORTH AMERICA INDUSTRIAL PARK, PHASE II, AS RECORDED IN VOLUME 37, PAGES 21–22, MAP RECORDS OF WEBB COUNTY, TEXAS, STATE PLANE COORDINATES, TEXAS SOUTH ZONE 4205, NAD–83 (TX83–SF).

2.) THE SETBACK SHALL BE DETERMINED BASED ON THE CURRENT ZONING IN ACCORDANCE TO SECTION 24.77.1 OF THE LAREDO LAND DEVELOPMENT CODE.

3.) THE PURPOSE OF THIS REPLAT IS TO RECONFIGURE LOT 6–8, BLOCK 4 INTO LOT 6A, BLOCK 4, NORTH AMERICA INDUSTRIAL PARK, PHASE II.

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

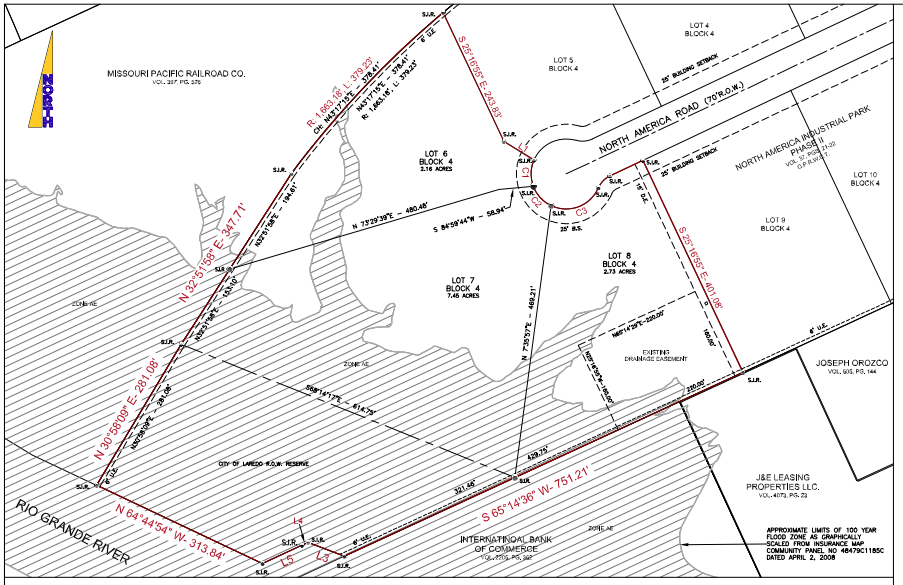
5.) ACCESS MUST BE PROVIDED FOR ALL UTILITY EASEMENTS IN ORDER TO MAINTAIN AND MONITOR THE INFRASTRUCTURE.

6.) THE ORDINARY HIGH–WATER MARK (OHWM) WAS ACQUIRED BASED ON FIELD WORK PERFORMED ON JANUARY 31,2026.

7.) IN THE EVENT OF FLOODING, THE PROPERTY OWNER SHALL BE RESPONSIBLE FOR REMOVING ALL TRAILERS FROM THE LOT SHOWN ON THIS PLAT.

8.) OWNER SHALL BE RESPONSIBLE FOR MAINTAINING STORM DRAIN INFRASTRUCTURE WITHIN THE PROPERTY.

9.) EROSION, SEDIMENT, AND STORMWATER CONTROLS ARE REQUIRED FOR ALL DURATION OF LOT CONSTRUCTION, INCLUDING SINGLE–FAMILY, DUPLEX, MULTIFAMILY, INDUSTRIAL, 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.


MISSOURI PACIFIC RAILROAD CO.
VOL. 267, PG. 225
LOT 4 BLOCK 4
LOT 5 BLOCK 4
NORTH AMERICA ROAD (70'R.O.W.)
NORTH AMERICA INDUSTRIAL PARK PHASE II
VOL. 37, PGS. 21-22 D.P.R.M.C.T.
LOT 10 BLOCK 4
LOT 6 BLOCK 4 2.16 ACRES
LOT 9 BLOCK 4
LOT 8 BLOCK 4 2.73 ACRES
LOT 7 BLOCK 4 7.46 ACRES
EXISTING DRAINAGE EASEMENT
JOSEPH OROZCO VOL. 935, PG. 144
J&E LEASING PROPERTIES LLC. VOL. 4073, PG. 23
INTERNATIONAL BANK OF COMMERCE VOL. 3755, PG. 367
CITY OF LAREDO R.O.W. RESERVE
ZONE AE
APPROXIMATE LIMITS OF 100 YEAR FLOOD ZONE AS GRAPHICALLY SCALED FROM INSURANCE MAP COMMUNITY PANEL NO 48479C1185C DATED APRIL 2, 2008
RIO GRANDE RIVER
N 32°51'58" E- 347.71'
S 25°10'55" E- 243.83'
S 25°16'55" E- 401.08'
N 30°58'09" E- 281.08'
N 64°44'54" W- 313.84'
S 65°14'36" W- 751.21'
N 73°29'39" E - 480.48'
S 84°59'44" W - 58.94'
N 25°37'2" E - 469.21'
R= 1,663.18' L= 379.23'
CH. N43°17'15"E 378.41'
R= 1,663.18' L= 379.23'
CH. N43°17'15"E 378.41'
S 25°16'55" E - 243.83'
N 32°51'58" E - 347.71'
N 30°58'09" E - 281.08'
N 64°44'54" W - 313.84'
S 65°14'36" W - 751.21'
N 25°37'2" E - 469.21'
S 84°59'44" W - 58.94'
N 73°29'39" E - 480.48'
S 25°16'55" E - 401

City of Laredo

Planning & Zoning Commission

Meeting Date: 7/2/2026 **Final Plats and replats 10B**

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

PL-135-2026
Extra-Territorial Jurisdiction (ETJ)

PREVIOUS COUNCIL ACTION
N/A

BACKGROUND
APPLICANT: Alejandra Medrao Castaneda
ENGINEER: Ramos Engineering

PROPERTY INFORMATION:
Location: East of Serrano Rd. and South of Canyon Rd.
Size: Approximately 0.5 acre, more or less
Proposed Development: 1 lot
Current Zoning: Not applicable as this tract is located in the Extra-Territorial Jurisdiction (ETJ)

COMMITTEE RECOMMENDATION
N/A

STAFF RECOMMENDATION
APPROVAL

NOTICE TO THE DEVELOPER:
N/A

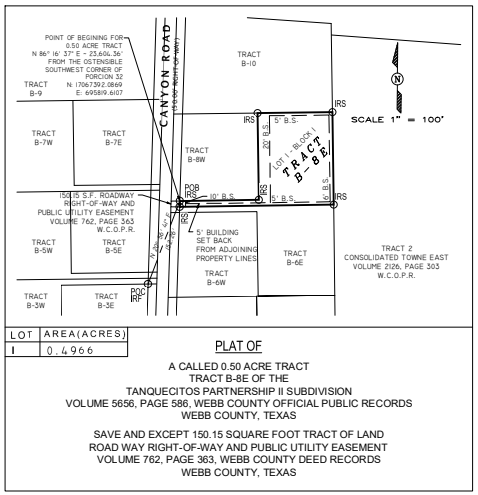
AERIAL LOCATION MAP



PLAT NOTES/RESTRICTIONS:

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

1. THIS REPLAT DOES NOT ATTEMPT TO ALTER, AMEND OR REMOVE ANY COVENANTS OR RESTRICTIONS
2. NO MORE THAN ONE SINGLE FAMILY DETACHED DWELLINGS SHALL BE LOCATED ON EACH LOT, AS PER WEBB COUNTY MODEL SUBDIVISION RULES, 364.37 AND CITY OF LAREDO LAND DEVELOPMENT CODE SECTION 24.80.4.
3. SET BACKS FOR THIS PLAT SHALL BE DETERMINED AS PER WEBB COUNTY MODEL SUBDIVISION RULES, 364.36, SHALL APPLY UNTIL SUCH TIME THIS TRACK IS ANNEXED INTO THE CITY OF LAREDO, AT WHICH TIME SETBACKS FOR THIS LOT SHALL BE DETERMINED BASED ON THE CURRENT ZONING IN ACCORDANCE TO SECTION 24.77.1 OF THE CITY OF LAREDO LAND DEVELOPMENT CODE.
4. WATER DISTRIBUTION AND SEWER SERVICE TO THESE LOTS WILL BE PROVIDED BY THE CITY OF LAREDO.
5. NO SIDEWALKS ARE REQUIRED BY THIS PLAT.
6. ACCESS TO THIS LOTS IS PROVIDED BY AN EXISTING PUBLIC ROAD. (CANYON ROAD), NO FENCING SHALL BE ERECTED ON SOUTHWEST 135 LF PROPERTY LINE OF THIS TRACT TO ALLOW FOR FIRE APPARATUS EMERGENCY ENTRY.
7. ALL IMPROVEMENTS SHALL BE AS PER CURRENT CITY OF LAREDO ORDINANCE .
8. THE EXISTING DRAINAGE PATTERNS OF THIS PLAT WILL NOT BE ALTERED TO CAUSE ANY DETRIMENTAL IMPACT ON THE ADJOINING PROPERTIES AND WILL NOT CHANGE THE DRAINAGE AS IT WAS PROPOSED AND CONSTRUCTED FROM THE ORIGINAL PLAT OF RECORD. A NEW DRAINAGE REPORT AND CALCULATIONS WILL BE REQUIRED IF LAND USE CHANGES FROM RESIDENTIAL.
9. POINT OF BEGINNING FOR LOT 29, (NORTHING: 17067392.0869', EASTING: 695819.6107')



LOT	AREA(ACRES)
1	0.4966

PLAT OF

A CALLED 0.50 ACRE TRACT
TRACT B-8E OF THE
TANQUECITOS PARTNERSHIP II SUBDIVISION
VOLUME 5656, PAGE 586, WEBB COUNTY OFFICIAL PUBLIC RECORDS
WEBB COUNTY, TEXAS

SAVE AND EXCEPT 150.15 SQUARE FOOT TRACT OF LAND
ROAD WAY RIGHT-OF-WAY AND PUBLIC UTILITY EASEMENT
VOLUME 762, PAGE 363, WEBB COUNTY DEED RECORDS
WEBB COUNTY, TEXAS

LEGEND

ORF	FOUND IRON ROD
ORS	SET 1/2" IRON ROD
OPOB	POINT OF BEGINNING
OPOC	POINT OF COMMENCEMENT
X B.S.	BUILDING SET BACK

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7. ALL IMPROVEMENTS SHALL BE AS PER CURRENT CITY OF LAREDO ORDINANCE .
8. THE EXISTING DRAINAGE PATTERNS OF THIS PLAT WILL NOT BE ALTERED TO CAUSE ANY DETRIMENTAL IMPACT ON THE ADJOINING PROPERTIES AND WILL NOT CHANGE THE DRAINAGE AS IT WAS PROPOSED AND CONSTRUCTED FROM THE ORIGINAL PLAT OF RECORD. A NEW DRAINAGE REPORT AND CALCULATIONS WILL BE REQUIRED IF LAND USE CHANGES FROM RESIDENTIAL.
9. POINT OF BEGINNING FOR LOT 29, (NORTHING: 17067392.0869', EASTING: 695819.6107')

LEGAL DESCRIPTION OF

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

BEING A 0.4966 ACRE TRACT, OF LAND, MORE OR LESS, BEING ALL OF A CALLED 0.50 ACRE TRACT, LOT B-8E, TANQUESITOS PARTNERSHIPS II & I, RECORDED IN A DEED, VOLUME 5656, PAGE 586, WEBB COUNTY OFFICIAL PUBLIC RECORDS, AND CORRECTED IN A DEED, RECORDED IN VOLUME 5658, PAGE 671, WEBB COUNTY OFFICIAL PUBLIC RECORDS, BEING SITUATED IN PORCION 32, ABSTRACT 296, A. TREVINO, ORIGINAL GRANTEE AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT A FOUND IRON ROD, BEING THE SOUTHWEST CORNER OF A CALLED 150.17 SQFT ROADWAY RIGHT-OF-WAY AND PUBLIC UTILITY EASEMENT, RECORDED IN VOLUME 762, PAGE 341, WEBB COUNTY OFFICIAL PUBLIC RECORDS, WEBB COUNTY, TEXAS, AND BEING A POINT ON THE SOUTH PROPERTY LINE OF LOT B-3W, TANQUESITOS PARTNERSHIPS II & I, RECORDED IN A DEED, VOLUME 1463, PAGE 351, WEBB COUNTY DEED RECORDS, THENCE **N 20° 56' 41" E** A DISTANCE OF **152.26'** TO A SET 1/2" IRON ROD WITH PINK CAP, BEING THE NORTHEAST CORNER OF A CALLED 150.17 SQFT ROADWAY RIGHT-OF-WAY AND PUBLIC UTILITY EASEMENT, RECORDED IN VOLUME 762, PAGE 363, WEBB COUNTY OFFICIAL PUBLIC RECORDS, WEBB COUNTY, TEXAS, AND BEING A POINT ON THE SOUTH PROPERTY LINE OF LOT B-8W TANQUESITOS PARTNERSHIPS II & I, RECORDED IN A DEED, VOLUME 1463, PAGE 351, WEBB COUNTY DEED RECORDS, AND A POINT ON THE NORTH PROPERTY LINE OF LOT B-8E TANQUESITOS PARTNERSHIPS II & I, RECORDED IN A DEED, VOLUME 1463, PAGE 351, WEBB COUNTY DEED RECORDS, SAID IRON ROD BEING *N 86° 16' 37" E ~ 23,604.36'* FROM THE OSTENSIBLE SOUTHWEST CORNER OF PORCION 32, ABSTRACT 296, A. TREVINO, ORIGINAL GRANTEE, AND ALSO BEGIN THE **POINT OF BEGINNING** AND THE WESTERN MOST NORTHWEST CORNER HEREOF;

THENCE **N 89° 14' 17" E,** A DISTANCE OF **135.02',** ALONG THE SOUTH PROPERTY LINE OF SAID LOT B-8W, AND THE NORTH PROPERTY LINE OF SAID LOT B-8E, TO A SET 1/2" IRON ROD WITH PINK CAP, BEING THE SOUTHEAST CORNER OF SAID LOT B-8W, AND AN INTERIOR CORNER OF SAID LOT B-8E, AND ALSO BEING AN INTERIOR CORNER AND A POINT OF DEFLECTION HEREOF;

THENCE **N 00° 45' 43" W,** A DISTANCE OF **148.42',** ALONG EAST PROPERTY OF LOT B-8W, AND THE WEST PROPERTY LINE OF LOT B-8E, TO A SET 1/2" IRON ROD WITH PINK CAP, BEING A POINT ON THE SOUTH PROPERTY LINE OF LOT B-10, TANQUESITOS PARTNERSHIPS II & I, RECORDED IN A DEED, VOLUME 1463, PAGE 351, WEBB COUNTY DEED RECORDS, AND BEING THE NORTHEAST CORNER OF SAID LOT B-8W, AND ALSO BEING THE NORTHWEST CORNER OF SAID LOT B-8E, AND THE NORTHERN MOST NORTHWEST CORNER HEREOF;

THENCE **N 89° 14' 17" E** DISTANCE OF **128.01',** ALONG THE SOUTH PROPERTY LINE OF SAID LOT B-10, AND THE NORTH PROPERTY LINE OF SAID LOT B-8E, TO A SET 1/2" IRON ROD WITH PINK CAP, BEING A POINT ON THE WEST BOUNDARY LINE OF THE CONSOLIDATED TOWNE EAST HOLDINGS, LTD TRACT 2, RECORDED IN VOLUME 2162, PAGE 303, WEBB COUNTY OFFICIAL PUBLIC RECORDS, WEBB COUNTY, TEXAS, AND BEING SOUTHEAST CORNER OF SAID LOT B-10, AND ALSO BEING THE NORTHEAST CORNER OF SAID LOT B-8E, AND THE NORTHEAST CORNER HEREOF;

THENCE **S 00° 45' 26" E** DISTANCE OF **158.42',** ALONG THE WEST BOUNDARY LINE OF THE CONSOLIDATED TOWNE EAST HOLDINGS, LTD TRACT 2, AND THE EAST PROPERTY LINE OF SAID LOT B-8E, TO A SET 1/2" IRON ROD WITH PINK CAP, BEING THE NORTHEAST CORNER OF LOT B-6E, TANQUESITOS PARTNERSHIPS II & I, RECORDED IN A DEED, VOLUME 1463, PAGE 351, WEBB COUNTY DEED RECORDS, AND BEING A POINT ON THE CONSOLIDATED TOWNE EAST HOLDINGS, LTD TRACT 2, AND ALSO BEING THE SOUTHEAST CORNER OF SAID LOT B-8E, AND THE SOUTHEAST CORNER HEREOF;

THENCE **S 00° 45' 26" W** DISTANCE OF **263.46',** ALONG THE NORTH PROPERTY LINE OF SAID LOT B-6E, AND THE SOUTH PROPERTY LINE OF LOT B-8E, TO A SET 1/2" IRON ROD WITH PINK CAP, BEING THE SOUTHEAST CORNER OF SAID 150.15 S.F. RIGHT-OF-WAY AND PUBLIC UTILITY EASEMENT, AND BEING A POINT ON THE SOUTH PROPERTY LINE OF SAID LOT B-8E, AND ALSO BEING THE SOUTHWEST CORNER HEREOF;

THENCE **N 01° 46' 37" E** DISTANCE OF **10.01,** ALONG THE EAST PROPERTY LINE OF SAID 150.17 S.F. TRACT, TO THE **POINT OF BEGINNING** OF THIS 0.4966 ACRE TRACT OF LAND, MORE OR LESS.

WATER SUPPLY: DESCRIPTIONS COSTS AND OPERABILITY DATE

PLAT OF LOT B-8E TANQUESITOS PARTNERSHIP II SUBDIVISION IS PROVIDED WITH POTABLE WATER BY THE CITY OF LAREDO. THE CITY OF LAREDO HAS AN EXITING 8IN DIAMETER WATER LINE ALONG THE WEST RIGHT-OF-WAY OF CANYON ROAD. AN EXISTING 1IN DOUBLE SERVICE IS CONNECTED TO TWO EXISTING WATER SERVICES, ONE SERVICES EXISTING LOT B-8W, AND THE OTHER EXISTING WATER METER WILL SERVICE LOT B-8E. THE SUBDIVIDER IN ADDITION PAID THE CITY OF LAREDO THE SUM OF _____ FOR THE WATER FEES, AND _____ OF WATER AVAILABILITY FEES.

SEWAGE FACILITIES: DESCRIPTIONS, COSTS, AND OPERABILITY DATE

SEWAGE FROM PLAT OF LOT B-8E TANQUESITOS PARTNERSHIP II SUBDIVISION IS PROVIDED WITH SANITARY SEWER BY THE CITY OF LAREDO. THE CITY OF LAREDO HAS AN EXISTING 8IN DIAMETER SEWER ALONG THE EAST RIGHT-OF-WAY OF CANYON ROAD. AN EXISTING 6IN DOUBLE SERVICE CONNECTION SERVICES EXISTING LOT B-6E AND WILL SERVICE LOT B-8E ALSO. THIS IS IN ACCORDANCE WITH THE CITY OF LAREDO INSPECTIONS AND APPROVALS. THE SUBDIVIDER HAS IN ADDITION PAID THE CITY OF LAREDO THE SUM OF _____ FOR THE SEWER FEES.

SPANISH TRANSLATION OF SECTIONS OF FINAL ENGINEERING REPORT DESCRIBING WATER SUPPLY AND SEWER SERVICE FACILITIES.

EL PLAT OF LOT B-8E TANQUESITOS PARTNERSHIP II SUBDIVISION CUENTA CON SUMINISTRO DE AGUA POTABLE POR PARTE DE LA CIUDAD DE LAREDO. LA CIUDAD DE LAREDO TIENE UNA LÍNEA DE AGUA EXISTENTE DE 8 PULGADAS DE DIÁMETRO A LADO VÍA OESTE DE LA CALLE CANYON ROAD. UN SERVICIO DOBLE EXISTENTE DE 1 PULGADA ESTÁ CONECTADO A DOS MEDIDORES DE AGUA EXISTENTES: UNO DA SERVICIO AL LOTE B-8W EXISTENTE Y EL OTRO MEDIDOR DE AGUA EXISTENTE DARÁ SERVICIO AL LOTE B-8E. ADEMÁS, EL SUBDIVISOR PAGÓ A LA CIUDAD DE LAREDO LA CANTIDAD DE _____ POR CONCEPTO DE CUOTAS DE AGUA Y _____ POR CONCEPTO DE CUOTAS DE DISPONIBILIDAD DE AGUA.

DRENAJE SANITARIO Y ALCANTARILLADO: DESCRIPCIONES, COSTOS Y FECHA OPERABILIDAD

EL DRENAJE SANITARIO DESTÁ PLAT OF LOT B-8E TANQUESITOS PARTNERSHIP II SUBDIVISION CUENTAN CON CONEXIÓN AL SISTEMA DE ALCANTARILLADO SANITARIO PROPORCIONADO POR LA CIUDAD DE LAREDO. LA CIUDAD DE LAREDO TIENE UNA LÍNEA DE ALCANTARILLADO EXISTENTE DE 8 PULGADAS DE DIÁMETRO A LADO VÍA ESTE DE LA CALLE CANYON ROAD. UN SERVICIO SANITARIO DOBLE EXISTENTE DE 6 PULGADAS DA SERVICIO AL LOTE B-6E EXISTENTE Y DARÁ SERVICIO AL LOTE B-8E.
ESTO SE ENCUENTRA DE ACUERDO CON LAS INSPECCIONES Y APROBACIONES DE LA CIUDAD DE LAREDO. ADEMÁS, EL SUBDIVISOR PAGÓ A LA CIUDAD DE LAREDO LA CANTIDAD DE _____ POR CONCEPTO DE CUOTAS DE ALCANTARILLADO.

CERTIFICATIONS:

I CERTIFY THE WATER AND SEWAGE SERVICE FACILITIES DESCRIBED ABOVE ARE IN COMPLIANCE WITH THE MODEL RULES ADOPTED UNDER SECTION 16.343, WATER CODE.

FRANCISCO RAMOS, P.E. - NO 108833 — DATE





VICINITY MAP
1" = 2000'

CERTIFICATE OF OWNER

STATE OF TEXAS
COUNTY OF WEBB

I, ALEJANDRA MEDRANO CASTANEDA, THE UNDER SIGNED OWNERS OF THE LAND SHOWN ON THIS PLAT, AND DESIGNATED HEREIN AS - PLAT OF LOT B-8E TANQUESITOS PARTNERSHIP II SUBDIVISION, COUNTY OF WEBB, STATE OF TEXAS, AND WHOSE NAME IS SUBSCRIBED HERETO, HEREBY DEDICATE TO THE USE OF THE PUBLIC FOREVER, ALL STREETS, DRAINS, EASEMENTS AND PUBLIC PLACES THEREON SHOWN FOR THE PURPOSE AND CONSIDERATION THEREIN EXPRESSED.

OWNER — DATE

STATE OF TEXAS
COUNTY OF WEBB

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

NOTARY PUBLIC IN AND FOR THE COUNTY OF WEBB, TEXAS

MY COMMISSION EXPIRES ON _____

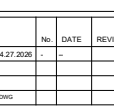
CERTIFICATE OF ENGINEER

STATE OF TEXAS
COUNTY OF WEBB

I, FRANCISCO RAMOS, DO HEREBY CERTIFY THAT PROPER ENGINEERING CONSIDERATION HAS BEEN GIVEN THIS PLAT TO THE MATTERS OF STREETS, LOTS, WATER, SEWER, DRAINAGE LAYOUT AND APPURTENANCES; AND TO THE BEST OF MY KNOWLEDGE THIS PLAT CONFORMS TO ALL REQUIREMENTS OF THE SUBDIVISION REGULATIONS, MODEL SUBDIVISION RULES, CHAPTER 232, SUBCHAPTER B, TEXAS LOCAL GOVERNMENT CODE, THE PRIVATE SEWAGE FACILITY ORDER, AND THE FLOOD DAMAGE PREVENTION ORDER OF THE COUNTY OF WEBB, EXCEPT FOR THOSE VARIANCES THAT MAY HAVE BEEN SPECIFICALLY GRANTED BY MAJORITY VOTE OF THE WEBB COUNTY COMMISSIONERS COURT.

FRANCISCO RAMOS, PE - NO. 108833

DATE



CERTIFICATE OF SURVEYOR

STATE OF TEXAS
COUNTY OF WEBB

I, THE UNDERSIGNED, A REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF TEXAS, HEREBY CERTIFY THAT THIS PLAT IS TRUE AND CORRECT AND WAS PREPARED FROM AN ACTUAL SURVEY OF THE PROPERTY MADE UNDER MY SUPERVISION, ON THE GROUND, THAT THE CORNER MONUMENTS SHOWN THEREON WILL BE PROPERLY PLACED ALSO UNDER MY SUPERVISION.

FRANCISCO RAMOS, RPLS - NO. 6573

DATE



PLAT APPROVAL - CITY ENGINEER

I HAVE REVIEWED THIS PLAT AND ACCOMPANYING CONSTRUCTION DRAWINGS IDENTIFIED AS THE PLAT OF LOT B-8E TANQUESITOS PARTNERSHIP II SUBDIVISION, PREPARED BY RAMOS ENGINEERING, PLLC, FRANCISCO RAMOS, REGISTERED PROFESSIONAL ENGINEERING No. 108833, AND DATED ON _____ AND HAVE FOUND THEM IN COMPLIANCE WITH THE SUBDIVISION ORDINANCE WITH THE SUBDIVISION ORDINANCE OF THE CITY OF LAREDO, TEXAS.

ELIUD DE LOS SANTOS, PE - CITY ENGINEER — DATE

PLANNING COMMISSION APPROVAL

THIS PLAT OF PLAT OF LOT B-8E TANQUESITOS PARTNERSHIP II SUBDIVISION, HAS BEEN SUBMITTED TO THE AND CONSIDERED BY THE PLANNING COMMISSION OF THE CITY OF LAREDO, TEXAS, AND IS HEREBY APPROVED BY SUCH COMMISSION ON THE ON THE _____ DAY OF _____ 20___.

DANIELLA SADA PAZ — DATE
P&Z 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.

VANESSA GUERRA, AICP — DATE
PLANNING DIRECTOR
CITY OF LAREDO

WEBB COUNTY DESIGNATED REPRESENTATIVE CERTIFICATE

STATE OF TEXAS
COUNTY OF WEBB

BY MY SIGNATURE BELOW, I HEREBY CERTIFY THAT I HAVE REVIEWED THIS SUBDIVISION PLAT OR REPLAT TITLED PLAT OF LOT B-8E TANQUESITOS PARTNERSHIP II SUBDIVISION AND HAVE MADE THE FOLLOWING DETERMINATION(S) AS IT RELATES TO THE WEBB COUNTY PRIVATE SEWAGE FACILITY ORDER ('OSSF ORDER") DATED **APRIL 24, 2006**, AS AMENDED:

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

DIANA CANTU, CFM, DR, SE
WEBB COUNTY ASSISTANT PLANNING DIRECTOR
TCEQ D.R. LICENSE NO. OS0035048

CERTIFICATE OF COUNTY CLERK

STATE OF TEXAS
COUNTY OF WEBB

I, _____, CLERK OF THE COUNTY COURT IN AND FOR WEBB COUNTY, DO HEREBY CERTIFY THAT FOREGOING INSTRUMENT DATED THE _____ DAY OF _____, 20___, WITH ITS CERTIFICATION OF AUTHENTICATION WAS FILED FOR RECORD IN MY OFFICE ON THE _____ DAY OF _____, 2024 AT _____ O' CLOCK _____, IN VOLUME ____ PAGE _____ OF THE MAP RECORDS OF SAID COUNTY.

COUNTY CLERK — DATE
WEBB COUNTY, TEXAS

PLAT APPROVAL - COUNTY ENGINEER

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

GUILLERMO B. CUELLAR, PE — DATE
COUNTY ENGINEER

PUBLIC HEALTH REQUIREMENTS

STATE OF TEXAS
COUNTY OF WEBB

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

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

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

PLAT APPROVAL - ROAD & BRIDGE SUPERINTENDENT

I HAVE REVIEWED THE PLAT AND ACCOMPANYING CONSTRUCTION PLANS OF PLAT OF LOT B-8E TANQUESITOS PARTNERSHIP II SUBDIVISION, AS PREPARED BY RAMOS ENGINEERING, PLLC, FRANCISCO RAMOS, REGISTERED PROFESSIONAL ENGINEERING No. 108833, AND RAMOS ENGINEERING, PLLC, FRANCISCO RAMOS, REGISTERED PROFESSIONAL LAND SURVEYOR No. 6573, DATED THE TH DAY OF _____, 20___ WITH THE LAST REVISED DATE ON _____, EXCEPT FOR ANY WAIVER SPECIFICALLY AUTHORIZED BY THE WEBB COUNTY COMMISSIONERS COURT, I HAVE FOUND THEM IN COMPLIANCE WITH THE WEBB COUNTY SUBDIVISION REGULATIONS AND WEBB COUNTY MODEL SUBDIVISION RULES FOR RESIDENTIAL DEVELOPMENTS.

JOSE LUIS NEIRA — DATE
ROAD & BRIDGE SUPERINTENDENT

WEBB COUNTY FLOODPLAIN DETERMINATION CERTIFICATE

BY MY SIGNATURE BELOW, I ATTEST THAT I HAVE REVIEWED THIS SUBDIVISION PLAT OR REPLAT ENTITLED PLAT OF LOT B-8E TANQUESITOS PARTNERSHIP II SUBDIVISION, AND HAVE MADE THE FOLLOWING DETERMINATIONS AS IT RELATES TO WEBB COUNTY'S FLOODPLAIN MANAGEMENT REGULATIONS PURSUANT TO THE WEBB COUNTY FLOOD DAMAGE PREVENTION ORDER ("FDPO") EFFECTIVE AUGUST 12, 2019:

1. THE BOUNDARIES OF THIS PLAT OR REPLAT DO NOT ENCOMPASS ANY PORTION OF:
   a. THE AREAS OF SPECIAL FLOOD HAZARD IDENTIFIED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY ("FEMA") AS DEPICTED ON THE FLOOD INSURANCE RATE MAP ("FIRM") PANEL NO. 48479C1385C, DATED APRIL 2, 2008; OR
   b. THE ADDITIONAL AREA OF SPECIAL FLOOD HAZARD AS SET OUT BY THE WEBB COUNTY FDPO (A.K.A., THE LOCAL REGULATORY FLOODPLAIN) PURSUANT TO ARTICLE 3, SECTION B (2); AND
2. BASED ON THE ABOVE DETERMINATIONS MADE AT THE TIME OF ITS FILING, THIS PLAT OR REPLAT IS NOT SUBJECT TO FURTHER REGULATION UNDER ARTICLE 3, SECTION B(3) AND ARTICLE 5, SECTION C OF THE WEBB COUNTY FDPA AS A CONDITION PRECEDENT TO PLAT APPROVAL.

ATTESTED BY:

JORGE A. CALDERON, CFM — DATE
COUNTY PLANNING DIRECTOR
FLOODPLAIN ADMINISTRATOR

FLOOD PLAIN AND DRAINAGE CERTIFICATION

THAT, I, FRANCISCO RAMOS. P.E., REGISTERED PROFESSIONAL ENGINEER IN THE STATE OF TEXAS, NO. 108833, DO HEREBY CERTIFY THAT THIS PROPERTY LOTS 15A AND 15B, PUEBLO NUEVO SUBDIVISION, ARE NOT WITHIN THE 100 YEAR FLOOD ZONE ACCORDING TO FEMA MAP 48479C1210C, WITH AN EFFECTIVE DATE OF APRIL 2, 2008. AND THAT ALL DRAINAGE FLOW OF THE EXISTING LOT WILL REMAIN IN ITS NATURAL DRAINAGE FLOW AND ALL STORM DRAINAGE WILL BE DRAINING AWAY FROM ALL BUILDINGS.

FRANCISCO RAMOS, PE - NO. 108833

DATE



PLAT APPROVAL - COUNTY PLANNING DEPARTMENT

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

JORGE A. CALDERON, CFM — DATE
COUNTY PLANNING DIRECTOR

COMMISSIONERS COURT APPROVAL

STATE OF TEXAS
COUNTY OF WEBB

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

HONORABLE TANO E. TUERINA
WEBB COUNTY JUDGE

HONORABLE JESSE GONZALEZ
COMMISSIONER PRECINCT 1

HONORABLE ROSAURA "WAWI" TIJERINA
COMMISSIONER PRECINCT 2

HONORABLE JOHN C. GALO
COMMISSIONER PRECINCT 3

HONORABLE RICARDO A. JAIME
COMMISSIONER PRECINCT 4

ATTESTED BY:

HONORABLE MAGGIE RAMIREZ IBARRA
WEBB COUNTY CLERK

0 25' 50' 100' 200'
SCALE: 1" = 100'

No.	DATE	REVISION
-	-	-

DRAWN BY: F.R. DATE: 04.27.2026
CHECKED BY: DATE: -
APPROVED BY: DATE: -
FILE: 25-561-TANQUESITOS TRACT B-8E - PLAT - SHEET 2.DWG

OWNER
ALEJANDRA M. CASTANEDA
230 ARCO IRIS RD.
LAREDO, TX 78043

ENGINEER / SURVEYOR
FRANCISCO RAMOS, PE, RPLS
RAMOS ENGINEERING, PLLC
4820 MIMS AVE., STE. #2
LAREDO, TX 78041
(956) 539 - 7003

RAMOS ENGINEERING, PLLC
4820 MIMS AVE., STE. #2
LAREDO, TEXAS 78041
O: 956.539.7003
ENG # F-23568
SUR # 10194771
www.RamosEng.com

PLAT OF
LOT B-8E
TANQUECITOS PARTNERSHIP II SUBDIVISION
WEBB COUNTY, TEXAS

SHEET:
1 OF 1

C:\Users\Francisco\Desktop\Ramos Engineering, PLLC\Projects\Year 4 - 2025\2025-561-Tanquesitos Tract B-8E - Plat\Cad Files\25-561-Tanquesitos Tract B-8E - Plat - Sheet 2.dwg

City of Laredo

Planning & Zoning Commission

Meeting Date: 7/2/2026 **Final Plats and replats 10C**

SUBJECT
Final consideration of the plat of Lot 1, Block 1, Riverside International Parking. The intent is a parking lot.

PL-134-2026
District VII - Cm. Vanessa Perez

PREVIOUS COUNCIL ACTION
N/A

BACKGROUND
APPLICANT: Armando Javier Juarez Pena
ENGINEER: Ramos Engineering

PROPERTY INFORMATION:
Location: West of Riverside Dr. and North of Justo Penn St.
Size: Approximately 8.63 acre, more or less
Proposed Development: 1 lot
Current Zoning: M-1 (Light Manufacturing District)
Council District: District VII - Cm. Vanessa Perez

COMMITTEE RECOMMENDATION
N/A

STAFF RECOMMENDATION
APPROVAL

NOTICE TO THE DEVELOPER:
N/A

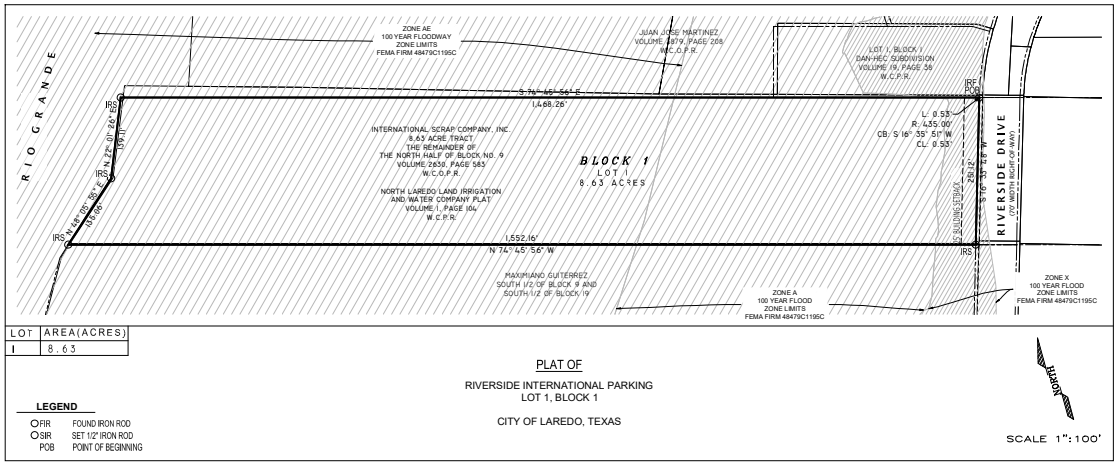
AERIAL LOCATION MAP



PLAT NOTES/RESTRICTIONS:

1. SET BACKS SHALL BE DETERMINED BASED ON THE CURRENT ZONING IN ACCORDANCE TO SECTION 24.77.1 OF THE CITY OF LAREDO LAND DEVELOPMENT CODE.
2. DRIVEWAYS, SIDEWALKS AND TREES SHALL BE INSTALLED AT THE TIME OF ISSUANCE OF BUILDING PERMITS, IN ACCORDANCE WITH THE LAREDO LAND DEVELOPMENT CODE.
3. ANY CURB CUTS SHALL COMPLY WITH THE TRANSPORTATION ELEMENT OF THE CITY OF LAREDO COMPREHENSIVE PLAN.
4. MINIMUM FINISHED FLOOR OR LOWER STRUCTURE MEMBER ELEVATION SHALL BE AT LEAST 18" ABOVE THE BASE FLOOD ELEVATION AS PER FLOOD INSURANCE RATE MAP 48479C-1195-C, WITH AN EFFECTIVE DATE OF APRIL 2, 2008.

   SPECIAL FLOOD HAZARD AREAS (SFHAs) SUBJECT TO INUNDATION BY THE 1% ANNUAL CHANCE FLOOD
5. IN THE EVENT OF FLOODING, THE PROPERTY OWNER SHALL BE RESPONSIBLE FOR REMOVING ALL TRAILERS FROM THE LOT SHOWN ON THIS PLAT.
6. STORM WATER ON-SITE OR OFF-SITE DETENTION IMPROVEMENTS SHALL BE REVIEWED BY THE CITY OF LAREDO ENGINEERING DEPARTMENT AS PART OF THE BUILDING PERMIT APPROVAL, AND SHALL BE THE RESPONSIBILITY OF THE LAND OWNER TO COMPLY WITH THE STORM WATER MANAGEMENT ORDINANCE AND SHALL BE MAINTAINED BY THE OWNER IN ACCORDANCE WITH SECTION 24.59.7 AND 24.59.5.4.5 OF THE LAND DEVELOPMENT CODE BOOK. BASED ON EXISTING SITE CONDITIONS, NO DETENTION IS REQUIRED BUT A PORTION OF THE TRACT WILL BE USED FOR EROSION AND SEDIMENT CONTROL OF THE RUNOFF IN ACCORDANCE TO WITH SECTION 24.59.5.4.5 DISCHARGES TO THE RIO GRANDE.
5. POINT OF BEGINNING FOR LOT 29, (NORTHING: 17090261.0100, EASTING: 655792.7650')



LOT	AREA(ACRES)
1	8.63

LEGEND

○FIR	FOUND IRON ROD
○SIR	SET 1/2" IRON ROD
POB	POINT OF BEGINNING

PLAT OF

RIVERSIDE INTERNATIONAL PARKING
LOT 1, BLOCK 1

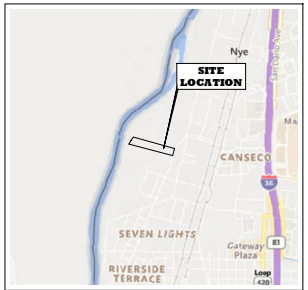
CITY OF LAREDO, TEXAS

SCALE 1": 100'

PLAT NOTES/RESTRICTIONS:

1. SET BACKS SHALL BE DETERMINED BASED ON THE CURRENT ZONING IN ACCORDANCE TO SECTION 24.77.1 OF THE CITY OF LAREDO LAND DEVELOPMENT CODE.
2. DRIVEWAYS, SIDEWALKS AND TREES SHALL BE INSTALLED AT THE TIME OF ISSUANCE OF BUILDING PERMITS, IN ACCORDANCE WITH THE LAREDO LAND DEVELOPMENT CODE.
3. ANY CURB CUTS SHALL COMPLY WITH THE TRANSPORTATION ELEMENT OF THE CITY OF LAREDO COMPREHENSIVE PLAN.
4. MINIMUM FINISHED FLOOR OR LOWER STRUCTURE MEMBER ELEVATION SHALL BE AT LEAST 18" ABOVE THE BASE FLOOD ELEVATION AS PER FLOOD INSURANCE RATE MAP 48479C-1195-C, WITH AN EFFECTIVE DATE OF APRIL 2, 2008.

   SPECIAL FLOOD HAZARD AREAS (SFHAs) SUBJECT TO INUNDATION BY THE 1% ANNUAL CHANCE FLOOD
5. IN THE EVENT OF FLOODING, THE PROPERTY OWNER SHALL BE RESPONSIBLE FOR REMOVING ALL TRAILERS FROM THE LOT SHOWN ON THIS PLAT.
6. STORM WATER ON-SITE OR OFF-SITE DETENTION IMPROVEMENTS SHALL BE REVIEWED BY THE CITY OF LAREDO ENGINEERING DEPARTMENT AS PART OF THE BUILDING PERMIT APPROVAL, AND SHALL BE THE RESPONSIBILITY OF THE LAND OWNER TO COMPLY WITH THE STORM WATER MANAGEMENT ORDINANCE AND SHALL BE MAINTAINED BY THE OWNER IN ACCORDANCE WITH SECTION 24.59.7 AND 24.59.5.4.5 OF THE LAND DEVELOPMENT CODE BOOK. BASED ON EXISTING SITE CONDITIONS, NO DETENTION IS REQUIRED BUT A PORTION OF THE TRACT WILL BE USED FOR EROSION AND SEDIMENT CONTROL OF THE RUNOFF IN ACCORDANCE TO WITH SECTION 24.59.5.4.5 DISCHARGES TO THE RIO GRANDE.
5. POINT OF BEGINNING FOR LOT 29, (NORTHING: 17090261.0100, EASTING: 655792.7650')



VICINITY MAP
1" = 2000'

LEGAL DESCRIPTION OF
A 8.63 ACRE TRACT
THE REMAINDER OF BLOCK NO. 9
NORTH LAREDO LAND IRRIGATION
AND WATER COMPANY PLAT
VOLUME 1, PAGE 104
W.C.P.R.
LAREDO, TX

BEING A 8.63 ACRE, TRACT OF LAND, MORE OR LESS, BEING THE REMAINDER OF THE NORTHERN HALF OF BLOCK 19, DESCRIBED IN VOLUME 2630, PAGE 583, WEBB COUNTY OFFICIAL PUBLIC RECORDS, WEBB COUNTY, TEXAS, AND SHOWN IN THE NORTH LAREDO LAND IRRIGATION AND WATER COMPANY PLAT, RECORDED IN VOLUME 1, PAGE 104, WEBB COUNTY PLAT RECORDS, WEBB COUNTY, TEXAS, BEING SITUATED IN PORCION 26, ABSTRACT 282, A. SANCHEZ, ORIGINAL GRANTEE, WEBB COUNTY, TEXAS, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A FOUND 5/8" IRON ROD, BEING THE SOUTHEAST CORNER OF LOT 1, BLOCK 1, DAN-HEC SUBDIVISION, RECORDED IN VOLUME 19, PAGE 38, WEBB COUNTY PLAT RECORDS, WEBB COUNTY, TEXAS, AND A POINT ON THE NORTHERN PROPERTY LINE OF BLOCK 19, NORTH LAREDO LAND IRRIGATION AND WATER COMPANY PLAT, RECORDED IN VOLUME 1, PAGE 104, WEBB COUNTY PLAT RECORDS, WEBB COUNTY, TEXAS, AND ALSO BEING A POINT ON THE WESTERN RIGHT-OF-WAY LINE OF RIVERSIDE DRIVE, BEING A POINT OF CURVATURE FOR A CURVE TO THE LEFT, HAVING A RADIUS OF **435.00'**, A CHORD BEARING OF **S 16° 35' 51" W**, WITH A CHORD LENGTH OF **0.53'**, AND ALSO BEING THE **POINT OF BEGINNING** AND THE NORTHEAST CORNER HEREOF;

THENCE ALONG THE WESTERN RIGHT-OF-WAY LINE OF RIVERSIDE DRIVE, AND ALONG SAID CURVE TO THE LEFT A DISTANCE OF **0.53'**, TO A POINT OF DEFLECTION HEREOF;

THENCE **S 16° 33' 48" W** A DISTANCE OF **251.12'**, CONTINUING ALONG THE WESTERN RIGHT-OF-WAY LINE OF RIVERSIDE DRIVE, TO A SET 1/2" IRON ROD WITH PINK CAP, BEING A POINT ON THE NORTHERN PROPERTY LINE OF THE SOUTHERN HALF OF BLOCK 19, NORTH LAREDO LAND IRRIGATION AND WATER COMPANY PLAT, RECORDED IN VOLUME 1, PAGE 104, WEBB COUNTY PLAT RECORDS, WEBB COUNTY, TEXAS, AND A POINT ON THE SOUTHERN PROPERTY LINE OF THE NORTH HALF OF BLOCK 19, NORTH LAREDO LAND IRRIGATION AND WATER COMPANY PLAT, RECORDED IN VOLUME 1, PAGE 104, WEBB COUNTY PLAT RECORDS, WEBB COUNTY, TEXAS, AND BEING THE SOUTHEAST CORNER HEREOF;

THENCE **N 74° 45' 56" W** A DISTANCE OF **1,552.16'**, ALONG THE COMMON PROPERTY LINE OF THE SAID SOUTH HALF AND NORTH HALF OF BLOCK 19, TO A SET 1/2" IRON ROD WITH PINK CAP, BEING THE NORTHWEST CORNER OF SAID SOUTH HALF OF BLOCK 19, AND THE SOUTHWEST CORNER OF THE SAID NORTH HALF OF BLOCK 19, AND BEING THE SOUTHWEST CORNER HEREOF;

THENCE **N 48° 05' 55" E** A DISTANCE OF **135.06'**, ALONG THE WESTERN PROPERTY LINE OF SAID NORTH HALF OF BLOCK 19, TO A SET 1/2" IRON ROD WITH PINK CAP, BEING A POINT OF DEFLECTION HEREOF;

THENCE **N 22° 01' 26" E** A DISTANCE OF **139.11'**, ALONG THE WESTERN PROPERTY LINE OF SAID NORTH HALF OF BLOCK 19, TO A SET 1/2" IRON ROD BEING THE NORTHWEST CORNER OF SAID NORTH HALF OF BLOCK 19, AND BEING THE NORTHWEST CORNER HEREOF;

THENCE **S 74° 45' 56" E** A DISTANCE OF **1,468.26'** ALONG THE NORTH PROPERTY LINE OF SAID BLOCK 19, TO THE **POINT OF BEGINNING** OF THIS 8.63 ACRE TRACT OF LAND, MORE OR LESS.

CERTIFICATE OF OWNER

STATE OF TEXAS
COUNTY OF WEBB

I, ARMANDO JAVIER JUAREZ PENA, AS PRESIDENT OF INTERNATIONAL SCRAP COMPANY, INC., THE UNDER SIGNED OWNER OF THE LAND SHOWN ON THIS PLAT, AND DESIGNATED HEREIN AS - RIVERSIDE INTERNATIONAL PARKING, IN THE CITY OF LAREDO, COUNTY OF WEBB, STATE OF TEXAS, AND WHOSE NAME IS SUBSCRIBED HERETO, HEREBY DEDICATE TO THE USE OF THE PUBLIC FOREVER, ALL STREETS, DRAINS, EASEMENTS AND PUBLIC PLACES THEREON SHOWN FOR THE PURPOSE AND CONSIDERATION THEREIN EXPRESSED.

_____ _____
OWNER DATE

CERTIFICATE OF NOTARY PUBLIC

STATE OF TEXAS
COUNTY OF WEBB

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

_____
NOTARY PUBLIC IN AND FOR THE COUNTY OF WEBB, TEXAS

MY COMMISSION EXPIRES ON _____

CERTIFICATE OF ENGINEER

STATE OF TEXAS
COUNTY OF WEBB

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

_____
FRANCISCO RAMOS, PE - NO. 108833

_____
DATE



CERTIFICATE OF SURVEYOR

STATE OF TEXAS
COUNTY OF WEBB

I, THE UNDERSIGNED, A REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF TEXAS, HEREBY CERTIFY THAT THIS PLAT IS TRUE AND CORRECT AND WAS PREPARED FROM AN ACTUAL SURVEY OF THE PROPERTY MADE UNDER MY SUPERVISION, ON THE GROUND, THAT THE CORNER MONUMENTS SHOWN THEREON WILL BE PROPERLY PLACED ALSO UNDER MY SUPERVISION.

_____
FRANCISCO RAMOS, RPLS - NO. 6573

_____
DATE



PLAT APPROVAL - CITY ENGINEER

I HAVE REVIEWED THIS PLAT AND ACCOMPANYING CONSTRUCTION DRAWINGS IDENTIFIED AS THE RIVERSIDE INTERNATIONAL PARKING, PREPARED BY RAMOS ENGINEERING, PLLC, FRANCISCO RAMOS, REGISTERED PROFESSIONAL ENGINEERING No. 108833, AND DATED ON _____ AND HAVE FOUND THEM IN COMPLIANCE WITH THE SUBDIVISION ORDINANCE WITH THE SUBDIVISION ORDINANCE OF THE CITY OF LAREDO, TEXAS.

_____ _____
ELUID DE LOS SANTOS, PE - CITY ENGINEER DATE

PLANNING COMMISSION APPROVAL

THIS RIVERSIDE INTERNATIONAL PARKING, HAS BEEN SUBMITTED TO THE AND CONSIDERED BY THE PLANNING COMMISSION OF THE CITY OF LAREDO, TEXAS, AND IS HEREBY APPROVED BY SUCH COMMISSION ON THE ON THE _____ DAY OF _____20___.

_____ _____
DANIELLA SADA PAZ DATE
P&Z 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.

_____ _____
VANESSA GUERRA, AICP DATE
PLANNING DIRECTOR
CITY OF LAREDO

CERTIFICATE OF COUNTY CLERK

STATE OF TEXAS
COUNTY OF WEBB

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

_____
COUNTY CLERK
WEBB COUNTY, TEXAS

_____
DATE

DRAWN BY: F.R.	DATE: 04.30.2026	-	-	
CHECKED BY:	DATE: -			
APPROVED BY:	DATE: -			
FILE: 2025-527-SHEET 2 - 8 ACRE PLAT.DWG				

SCALE: 1" = 100'

No.	DATE	REVISION

OWNER
INTERNATIONAL SCRAP COMPANY, INC
5311 RIVERSIDE RD.
LAREDO, TX 78041

ENGINEER / SURVEYOR
FRANCISCO RAMOS, PE, RPLS
RAMOS ENGINEERING, PLLC
4820 MIMS AVE., STE #2
LAREDO, TX 78041
(956) 539 - 7003

RAMOS ENGINEERING, PLLC

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

ENG # F-23568
SUR # 10194771
www.RamosEng.com

PLAT OF
RIVERSIDE INTERNATIONAL PARKING
LOT 1, BLOCK 1

CITY OF LAREDO, TEXAS

SHEET:
1 OF 1

C:\Users\Francisco\Ramos Eng\Desktop\Projects\Year 4 - 2025\2025-527-Riverside International Parking - Plat\8X5 - Plan Product\dwg\Sheet\2025-527-Sheet 2 - 8 Acre Plat.dwg

City of Laredo

Planning & Zoning Commission

Meeting Date: 7/2/2026 **Final Plats and replats 11A**

SUBJECT
Staff report regarding the cancellation of the second Planning and Zoning Commission meeting in December 2026, scheduled for December 17, 2026.

BACKGROUND
The Planning and Zoning Commission requested that staff evaluate the feasibility of canceling the second Planning and Zoning Commission meeting in December 2026.

COMMITTEE RECOMMENDATION
N/A

STAFF RECOMMENDATION
N/A