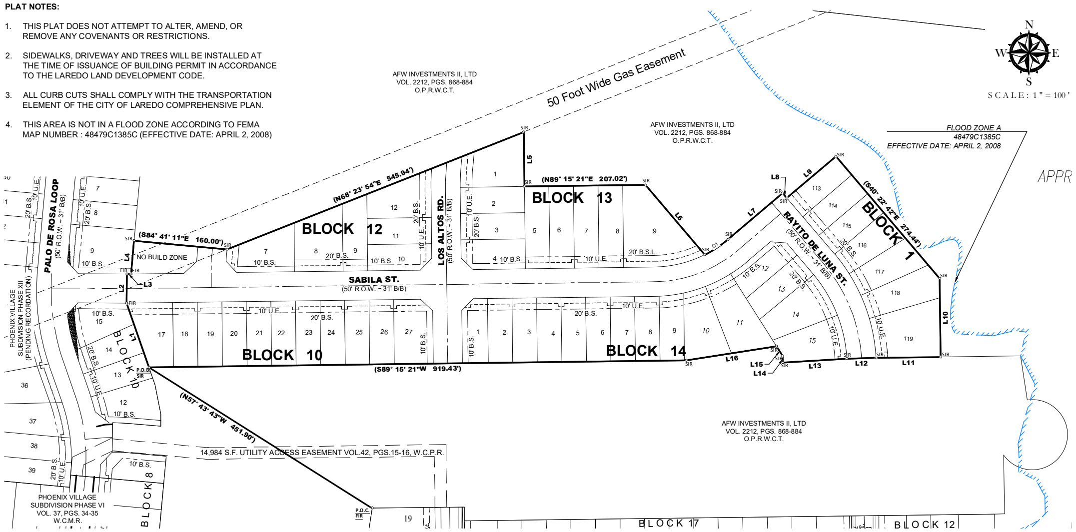
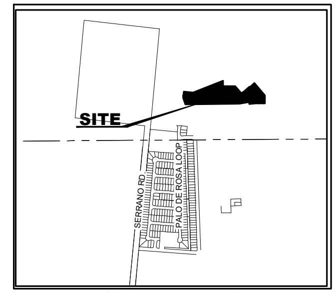
PLAT NOTES:

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 : 48479C1385C (EFFECTIVE DATE: APRIL 2, 2008)



Line Table		
Line #	Length	Direction
L1	116.12'	N19° 13' 19"W
L2	50.00'	N00° 26' 59"E
L3	6.96'	S89° 33' 01"E
L4	57.42'	N05° 12' 56"E
L5	93.45'	S00° 44' 39"E
L6	157.09'	S40° 22' 42"E
L7	122.28'	N49° 35' 54"E
L8	11.31'	S40° 22' 42"E
L9	110.00'	N49° 35' 38"E
L10	134.46'	S00° 45' 21"E
L11	110.74'	S89° 15' 21"W
L12	50.03'	S88° 32' 48"W
L13	109.87'	S86° 28' 29"W
L14	11.23'	N01° 01' 17"W
L15	19.78'	N32° 19' 23"W
L16	156.42'	S81° 10' 05"W

Curve Table				
Curve #	Length	Radius	Chd. Direction	Chd. L.
C1	48.19'	200.00'	N56° 30' 00"E	48.07'



VICINITY MAP
SCALE: 1" = 2000'

PLAT OF:

PHOENIX VILLAGE SUBDIVISION PHASE XIII
CITY OF LAREDO, WEBB COUNTY, TEXAS

LEGEND		
PROPERTY LINE	SIR	SET IRON ROD*
RD CENTERLINE	FIR	FOUND IRON ROD
EASEMENT	FC	FENCE CORNER
BLDG. SETBACK	PK	PK NAIL FOUND
LOT LINE	POB	POINT OF BEGINNING
	POC	POINT OF COMMENCEMENT

*SET 1/2" IRON ROD WITH BLUE PLASTIC CAP LABELED "PCE 100097-00"

CERTIFICATE OF OWNER:
STATE OF TEXAS:
COUNTY OF WEBB:

I, PATRICK T. FARRELL, MANAGER FOR AFW INVESTMENTS LTD. THE UNDERSIGNED OWNER OF THE LAND SHOWN ON THIS PLAT, AND DESIGNATED HEREIN AS PHOENIX VILLAGE SUBDIVISION PHASE XIII, 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.

______________________ __/__/____
PATRICK T. FARRELL, MANAGER DATE
FOR AFW INVESTMENTS, LTD.

STATE OF TEXAS:
COUNTY OF WEBB:

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED PATRICK T. FARRELL, MANAGER FOR AFW INVESTMENTS, LTD., KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSES AND 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 REGISTERED EDUARDO J. GUTIERREZ 5839 PROFESSIONAL LAND SURVEYOR

PLAT-APPROVAL CITY ENGINEER

I HAVE REVIEWED THIS PLAT AND ACCOMPANYING CONSTRUCTION DRAWINGS IDENTIFIED AS PHOENIX VILLAGE SUBDIVISION PHASE XIII, 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 PHOENIX VILLAGE SUBDIVISION PHASE XIII, 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, AICP DATE
INTERIM 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 __________, 2024, WITH ITS CERTIFICATE OF AUTHENTICATION WAS FILED FOR RECORD IN MY OFFICE ON THE ___ DAY OF _________, 2024, AT___O'CLOCK __.M. IN VOLUME ____, PAGE(S)___________ OF THE PLAT RECORDS OF SAID COUNTY.

______________________ __/___/____
DEPUTY COUNTY CLERK DATE
WEBB COUNTY, TEXAS

LEGAL DESCRIPTION

A TRACT OF LAND CONTAINING 8.53 ACRES, MORE OR LESS, BEING OUT OF THAT CERTAIN 195.78 ACRES TRACT OF LAND CONVEYED TO AFW INVESTMENTS II LTD., RECORDED IN VOLUME 2212, PAGE 868, OFFICIAL PUBLIC RECORDS WEBB COUNTY TEXAS, SITUATED IN PORCION 31, ABSTRACT 3116, JOSE TREVINO ORIGINAL GRANTEE, CITY OF LAREDO, WEBB COUNTY TEXAS AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS TO WIT;

COMMENCING AT A FOUND 1/2" IRON ROD ON THE NORTHWEST CORNER OF LOT 19, BLOCK 8, PHOENIX VILLAGE SUBDIVISION PHASE X, RECORDED IN VOLUME 42, PGS. 15-16, MAP RECORDS WEBB COUNTY, TEXAS, **THENCE, N57° 43' 43"W** A DISTANCE OF **451.90 FEET** TO A SET ½' IRON ROD W/ BLUE PLASTIC CAP LABELED "PCE 100097-00" OVER AND ACROSS AFOREMENTIONED 195.78 ACRES TRACT, THE TRUE POINT OF BEGINNING, THE SOUTHWEST CORNER HEREOF;

THENCE, ALONG THE EASTERLY BOUNDARY LINE OF PHOENIX VILLAGE SUBDIVISION PHASE XII (PENDING RECORDATION), THE FOLLOWING CALLS:

N19° 13' 19"W A DISTANCE OF **116.12** TO A FOUND ½" IRON ROD, A WESTERLY CORNER HEREOF;

N00° 26' 59"W A DISTANCE OF **50.00 FEET** TO A FOUND ½" IRON ROD, A WESTERLY CORNER HEREOF;

S89° 33' 01"E A DISTANCE OF **6.96 FEET** TO A FOUND ½" IRON ROD, AN INTERIOR CORNER HEREOF;

N05° 12' 56"E A DISTANCE OF **57.42 FEET** TO A SET 1/2" IRON ROD W/ BLUE PLASTIC CAP LABELED "PCE 100097-00", A NORTHWESTERLY CORNER HEREOF;

THENCE, OVER AND ACROSS, AFOREMENTIONED 195.78 ACRES TRACT THE FOLLOWING CALLS:

S84° 41' 11"E A DISTANCE OF **160.00 FEET** TO A SET 1/2" IRON ROD W/ BLUE PLASTIC CAP LABELED "PCE 100097-00", AN INTERIOR CORNER HEREOF;

N68° 23' 54"E A DISTANCE OF **545.94 FEET** TO A SET 1/2" IRON ROD W/ BLUE PLASTIC CAP LABELED "PCE 100097-00", A NORTHERLY CORNER HEREOF;

S00° 44' 39"E A DISTANCE OF **93.45 FEET** TO A SET ½" IRON ROD W/ BLUE PLASTIC CAP LABELED "PCE 100097-00", AN INTERIOR CORNER HEREOF;

N89° 15' 21"E A DISTANCE OF **207.02 FEET** TO A SET ½" IRON ROD W/ BLUE PLASTIC CAP LABELED "PCE 100097-00", AN NORTHERLY CORNER HEREOF;

S40° 22' 42"E A DISTANCE OF **157.09 FEET** TO A SET 1/2" IRON ROD W/ BLUE PLASTIC CAP LABELED "PCE 100097-00", AN INTERIOR CORNER HEREOF;

ALONG A NON-TANGENT CURVE TO THE LEFT HAVING A RADIUS OF 200.00 FEET, AN ARC LENGTH OF 48.19 FEET, AND A CHORD BEARING **N56° 30' 00"E** A DISTANCE OF **48.07 FEET**, TO A SET 1/2" IRON ROD W/ BLUE PLASTIC CAP LABELED "PCE 10009-00", A POINT OF TANGENCY HEREOF;

N49° 35' 54"E A DISTANCE OF **122.28 FEET** TO A SET 1/2" IRON ROD W/ BLUE PLASTIC CAP LABELED "PCE 100097-00", A NORTHERLY CORNER HEREOF;

S40° 22' 42"E A DISTANCE OF **11.31 FEET** TO A SET 1/2" IRON ROD W/ BLUE PLASTIC CAP LABELED "PCE 100097-00", AN INTERIOR CORNER HEREOF;

N49° 35' 38"E A DISTANCE OF **110.00 FEET** TO A SET 1/2" IRON ROD W/ BLUE PLASTIC CAP LABELED "PCE 100097-00", A NORTHEASTERLY CORNER HEREOF;

S40° 22' 42"E A DISTANCE OF **274.44 FEET** TO A SET 1/2" IRON ROD W/ BLUE PLASTIC CAP LABELED "PCE 100097-00", AN EASTERLY CORNER HEREOF;

S00° 45' 21"E A DISTANCE OF **134.46 FEET** TO A SET 1/2" IRON ROD W/ BLUE PLASTIC CAP LABELED "PCE 100097-00", A SOUTHEASTERLY CORNER HEREOF;

S89° 15' 21"W A DISTANCE OF **110.74 FEET** TO A SET 1/2" IRON ROD W/ BLUE PLASTIC CAP LABELED "PCE 100097-00", A POINT OF DEFLECTION HEREOF;

S88° 32' 48"W A DISTANCE OF **50.03 FEET** TO A SET 1/2" IRON ROD W/ BLUE PLASTIC CAP LABELED "PCE 100097-00", A POINT OF DEFLECTION HEREOF;

S86° 28' 29"W A DISTANCE OF **109.87 FEET** TO A SET 1/2" IRON ROD W/ BLUE PLASTIC CAP LABELED "PCE 100097-00", A SOUTHERLY CORNER HEREOF;

N01° 01' 17"W A DISTANCE OF **11.23 FEET** TO A SET 1/2" IRON ROD W/ BLUE PLASTIC CAP LABELED "PCE 100097-00", A POINT OF DEFLECTION HEREOF;

N32° 19' 23"W A DISTANCE OF **19.78 FEET** TO A SET 1/2" IRON ROD W/ BLUE PLASTIC CAP LABELED "PCE 100097-00", AN INTERIOR CORNER HEREOF;

S81° 10' 05"W A DISTANCE OF **156.42 FEET** TO A SET 1/2" IRON ROD W/ BLUE PLASTIC CAP LABELED "PCE 100097-00", A SOUTHERLY CORNER HEREOF;

S89° 15' 21"W A DISTANCE OF **919.43 FEET** TO THE **POINT OF BEGINNING,** AND CONTAINING **8.53 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

PHOENIX VILLAGE SUBDIVISION
PHASE XIII

A TRACT OF LAND CONTAINING 8.53 ACRES, MORE OR LESS, BEING OUT OF THAT CERTAIN 195.78 ACRES TRACT OF LAND CONVEYED TO AFW INVESTMENTS II LTD., RECORDED IN VOLUME 2212, PAGE 868, OFFICIAL PUBLIC RECORDS WEBB COUNTY TEXAS, SITUATED IN PORCION 31, ABSTRACT 3116, JOSE TREVINO ORIGINAL GRANTEE, CITY OF LAREDO, WEBB COUNTY, TEXAS

PREMIER ENGINEERING SURVEYING
5401 MCPHERSON RD, SUITE 9
LAREDO, TEXAS 78041
PH: (956) 717-1199 FAX: (956) 717-1196
premier-ce.com
LAND DEVELOPMENT • PLANNING • WATER • WASTEWATER • TRANSPORTATION • SURVEYING
ENGINEERING REGISTRATION No. F-8019 SURVEY REGISTRATION No. 100097-00

OWNER:
AFW INVESTMENTS LTD.
C/O PATRICK FARRELL, MANAGER
7220 BOB BULLOCK LOOP
LAREDO, TEXAS 78041

SHEET TITLE
PLAT OF
PHOENIX VILLAGE
SUBDIVISION PHASE XIII

DRAWN BY:	K.G.
CHECKED BY:	A.G.
APPROVED BY:	A.G.
DATE:	3-31-26
REVISED DATE:	-
SCALE 11 X 17 :	-
SCALE 24 X 36 :	1:100
PROJECT #:	18713-23
FILE NAME:	PRELIMINARY PLAT - XIII.DWG

1/1   1