

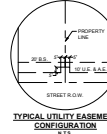
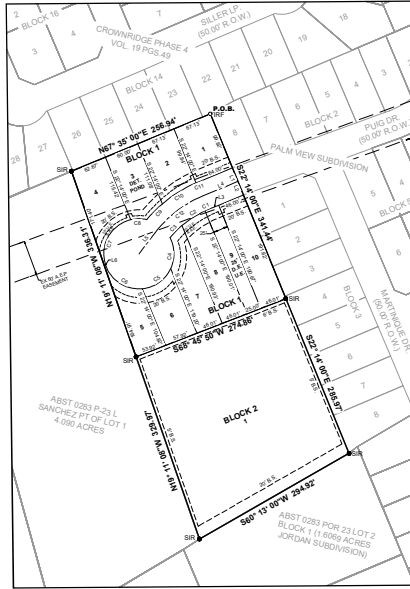
LEGAL DESCRIPTION

LOT SUMMARY

BLOCK 1		BLOCK 2	
LOT #	AREA	LOT #	AREA
1	6,701.05 S.F.	1	87,121.99 S.F.
2	6,962.01 S.F.		
3	7,114.06 S.F.		
4	8,354.14 S.F.		
5	6,231.01 S.F.		
6	6,169.88 S.F.		
7	7,253.67 S.F.		
8	8,580.52 S.F.		
9	4,759.99 S.F.		
10	8,752.68 S.F.		

DETENTION POND

25' D.E. & U.E.



VICINITY MAP
SCALE: 1" = 100'

LINE TABLE		
LINE #	BEARING	LENGTH
L1	S22°14'00"E	25.00'
L2	S22°14'00"E	25.00'
L3	N67°50'00"E	17.84'
L4	N67°50'00"E	63.52'
L5	N37°35'40"E	46.12'
L6	S70°48'52"W	2.48'

CURVE TABLE					
Curve #	Length	Radius	Delta	Chord Direction	Chord Length
C1	7.16	175.00	2.34	S66°24'41"W	7.16
C2	46.88	175.00	15.35	S57°33'55"W	46.74
C3	29.23	175.00	9.57	S45°08'24"W	29.19
C4	55.14	60.00	52.65	N11°14'45"W	53.22
C5	62.18	60.00	59.37	N54°48'06"E	59.43
C6	79.98	60.00	76.38	S57°21'54"E	74.18
C7	100.51	60.00	95.98	S28°48'16"W	89.16
C8	27.59	60.00	26.34	S89°57'59"W	27.35
C9	37.78	225.00	9.62	S44°34'04"W	37.74
C10	68.36	225.00	17.41	S58°04'57"W	68.10
C11	3.13	225.00	0.80	S67°11'06"W	3.13
C12	104.68	200.00	29.99	S52°35'20"W	103.49



SABIO ENGINEERING & ASSOCIATES PLLC
 TYPE Reg. # F-23002
 Office: (956) 251-2808
 408 Shiner Dr., Ste. 1
 Laredo, TX 78045

PLAT NOTES

- THIS PLAT DOES NOT ATTEMPT TO ALTER, AMEND OR REMOVE ANY COVENANT OR RESTRICTIONS.
- LOT IS ZONED X-X, INTENDED FOR RESIDENTIAL USE.
- SIDEWALKS, DRIVEWAYS, AND TREES WILL BE INSTALLED AT THE TIME OF ISSUANCE OF BUILDING PERMIT IN ACCORDANCE WITH THE LAREDO LAND DEVELOPMENT CODE.
- POINT OF BEGINNING
N. 170274.1309
E. 465892.4936
- ALL CURB CUTS SHALL COMPLY WITH THE TRANSPORTATION ELEMENT OF THE CITY OF LAREDO COMPREHENSIVE PLAN.
- THE BUILDING SETBACKS SHALL BE DETERMINED BASED ON THE ZONING IN ACCORDANCE TO SECTION 24.71 OF THE LAREDO LAND DEVELOPMENT CODE.
- ALL IMPROVEMENTS AS PER SUBDIVISION ORDINANCE (§ 3-B, SUBDIVISION ORDINANCE)

SET BACK REQUIREMENTS

FRONT	20 FT.
REAR	5 FT.
SIDE (CORNER)	10 FT.
SIDE (INTERIOR)	5 FT.

LEGEND	
○	PLAT BOUNDARY
●	10" B BORN ROD FOUND
●	12" B BORN ROD SET
W.C.P.R.	WEBB COUNTY PUBLIC RECORDS
W.C.P.R.	WEBB COUNTY OFFICIAL PUBLIC RECORDS
W.C.R.	WEBB COUNTY W.P. RECORDS
R.O.W.	RIGHT OF WAY
B.L.A.	BLOCK
P.L.	PROPERTY LINE
○	12" W DRAINAGE
○	18" W DRAINAGE
○	24" W DRAINAGE

CERTIFICATE OF OWNER

STATE OF TEXAS
 COUNTY OF WEBB

I, **JUAN CARLOS CERDA & SUSANA E. RIVERA**, THE UNDERSIGNED OWNERS OF THE LAND SHOWN ON THIS PLAT, AND DESIGNATED ERIN AS **VILLAS DEL RINCON SUBDIVISION**, IN THE CITY OF LAREDO, COUNTY OF WEBB, TEXAS, AND WHOSE NAME IS SURRENDERED HERETO, HEREBY DEDICATED TO THE USE OF THE PUBLIC FOREVER ALL STREETS, DRAINS, EASEMENTS, AND PUBLIC PLACES THEREON SHOWN FOR THE PURPOSE AND CONSIDERATION THEREIN EXPRESSED.

OWNER: **JUAN CARLOS CERDA** DATE: _____
 DEVELOPER: **JUAN CARLOS CERDA**

OWNER: **SUSANA E. RIVERA** DATE: _____
 DEVELOPER: **SUSANA E. RIVERA**

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED **JUAN CARLOS CERDA & SUSANA E. RIVERA**, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SURRENDERED TO THE FOREGOING INSTRUMENT AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSE AND CONSIDERATION THEREIN STATED, OVER MY HAND AND SEAL OF OFFICE THIS _____ DAY OF _____, 2026.

NOTARY PUBLIC IN AND FOR THE WEBB COUNTY, 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 AND DRAINAGE LAYOUT, AND TO THE BEST OF MY KNOWLEDGE THIS PLAT CONFORMS TO ALL REQUIREMENTS OF THE UNITED DEVELOPMENT CODE, EXCEPT FOR THOSE VARIANCES GRANTED BY THE CITY OF LAREDO PLANNING COMMISSION.

VICTOR J. LINARES, P.E. DATE: _____
 LICENSED PROFESSIONAL ENGINEER
 TEXAS NO. 107499

CERTIFICATE OF SURVEYOR

STATE OF TEXAS
 COUNTY OF WEBB

I 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.

FRANCISCO RAMOS, R.P.L.S. DATE: _____
 REGISTERED PROFESSIONAL LAND SURVEYOR
 TEXAS NO. 8273

PLAT APPROVAL - CITY ENGINEER

STATE OF TEXAS
 COUNTY OF WEBB

I HAVE REVIEWED THIS PLAT AND ACCOMPANYING CONSTRUCTION DRAWINGS IDENTIFIED AS **VILLAS DEL RINCON SUBDIVISION**, PREPARED BY **VICTOR J. LINARES, P.E.**, LICENSED PROFESSIONAL ENGINEER NO. 107499, AND DATED THE 13 DAY OF **MARCH**, 2026 WITH THE LAST REVISED DATE ON THE 13 DAY OF **MARCH**, 2026, AND HAVE FOUND THEM IN COMPLIANCE WITH THE SUBDIVISION ORDINANCE OF THE CITY OF LAREDO.

ETIUD DE LOS SANTOS, P.E. DATE: _____
 CITY ENGINEER

PLANNING COMMISSION APPROVAL

STATE OF TEXAS
 COUNTY OF WEBB

THIS **VILLAS DEL RINCON SUBDIVISION**, HAS BEEN SUBMITTED TO AND CONSIDERED BY THE PLANNING COMMISSION OF THE CITY OF LAREDO, TEXAS, AND IS HEREBY APPROVED BY SUCH COMMISSION ON _____ DAY OF _____, 2026.

DIANELLA SADA PAZ, (CHAIRMAN) DATE: _____
 P.Z. CHAIRMAN

ATTESTMENT OF PLANNING COMMISSION APPROVAL

THE CITY OF LAREDO PLANNING COMMISSION APPROVED THE FILING OF THIS **VILLAS DEL RINCON SUBDIVISION** AT A PUBLIC MEETING HELD ON THE _____ DAY OF _____, 2026. THE MINUTES OF SAID MEETING REFLECT SUCH APPROVAL.

YANESSA GUERRA, AICP DATE: _____
 PLANNING DIRECTOR

CERTIFICATE OF COUNTY CLERK

FILED AND RECORDED AT _____ O'CLOCK _____ ON THE _____ DAY OF _____, 2026. THE MINUTES OF MEETING REFLECT SUCH APPROVAL.

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 _____, 2026 WITH ITS CERTIFICATE OF AUTHENTICATION WAS FILED FOR RECORDS IN MY OFFICE ON THE _____ OF _____, 2026 AT _____ O'CLOCK _____ IN VOLUME _____ PAGE _____ OF THE MAP RECORDS OF SAID COUNTY.

DEPUTY _____ COUNTY CLERK WEBB COUNTY, TEXAS



Owner
JUAN CARLOS CERDA & SUSANA E. RIVERA
 720 ALAMEDA DR.
 LAREDO TX 78045-8364

Project Title
VILLAS DEL RINCON SUBDIVISION

Sheet Scale
1" = 100' Date: **3/18/26**

Project No.
A-26.002 Status: **PRELIMINARY**

Sheet No.
P1