

CERTIFICATE OF OWNER:

STATE OF TEXAS
COUNTY OF WEBB
I, RADOLFF KILLAM, AS PRESIDENT AND CEO OF KILLAM DEVELOPMENT, L.P., A TEXAS LIMITED PARTNERSHIP, BY KILLAM MANAGEMENT, L.P., ITS GENERAL PARTNER...

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED RADOLFF KILLAM, I, 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...

CERTIFICATE OF OWNER:

STATE OF TEXAS
COUNTY OF WEBB
I, RADOLFF KILLAM, AS MANAGER OF KILLAM RANCH PROPERTIES, LTD., BY KILLAM RANCH PROPERTIES, LTD., ITS GENERAL PARTNER OF THE UNDERSIGNED OWNERS OF THE LAND SHOWN ON THIS PLAT...

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED RADOLFF KILLAM, I, 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...

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...

PLANNING COMMISSION APPROVAL:
THIS PLAT OF PONDEROSA COMMERCIAL SUBDIVISION UNIT 3A - PHASE 1, 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.

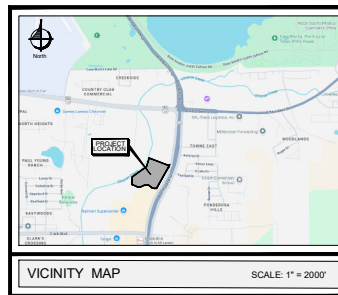
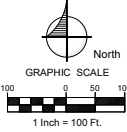
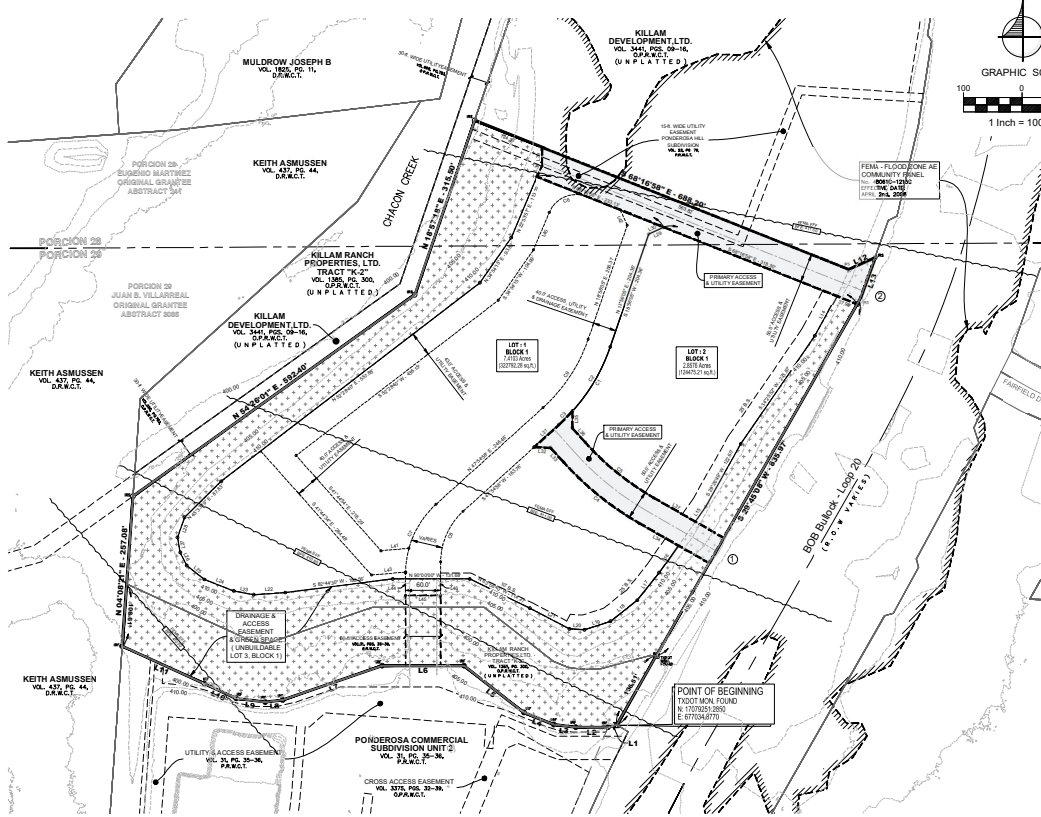
CERTIFICATE OF SURVIVOR:
I, THE UNDERSIGNED REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF TEXAS, HEREBY CERTIFY THAT THIS PLAT IS TRUE AND CORRECT AND WAS PREPARED FROM AN ACTUAL SURVEY OF THE PROPERTY MADE UNDER MY SUPERVISION ON THE GROUND THAT THE CORNER MONUMENTS SHOWN THEREON WILL BE PROPERLY PLACED UNDER MY SUPERVISION.

ATTESTMENT OF PLANNING COMMISSION APPROVAL:
THE CITY OF LAREDO PLANNING COMMISSION APPROVED THE FILING FOR RECORD OF THIS PLAT OF PONDEROSA COMMERCIAL SUBDIVISION UNIT 3A - PHASE 1, AT A PUBLIC MEETING HELD ON THE DAY OF 2026, AT O'CLOCK, M. ON THE DAY OF 2026.

CERTIFICATION OF COUNTY CLERK:
I, MARIE R. BARBA, CLERK OF THE COUNTY COURT IN AND FOR THE WEBB COUNTY, DO HEREBY CERTIFY THAT THE FOREGOING INSTRUMENT DATED THE DAY OF 2026, WITH THE CERTIFICATE OF AUTHENTICITY FOR THIS PLAT 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.

PLAT APPROVAL - CITY ENGINEER:
I HAVE REVIEWED THIS PLAT AND ACCOMPANYING CONSTRUCTION DRAWINGS IDENTIFIED AS PLAT OF PONDEROSA COMMERCIAL SUBDIVISION UNIT 3A - PHASE 1, PREPARED BY HUDO SECA, A REGISTERED PROFESSIONAL ENGINEER NO. 28079, AND DATED THE DAY OF 2026, WITH THIS LAST REVISED DATE ON 2026, AND HAVE FOUND THIS IN COMPLIANCE WITH THE SUBDIVISION ORDINANCE OF THE CITY OF LAREDO, TEXAS.

ELIJO DE LOS SANTOS, P.E.
CITY ENGINEER
DEPUTY COUNTY CLERK
WEBB COUNTY, TEXAS



LEGEND and PLAT NOTES. Legend includes symbols for iron rods, TxDOT monuments, boundary lines, and easements. Plat notes provide detailed descriptions of the plat's compliance with local ordinances.

LEGAL DESCRIPTION FOR A TRACT OF LAND containing 17.3967 acres, more or less, situated in Precinct 28, Eugenio Martinez, Original Grantor, Abstract 241 and Precinct 29, Juan Bautista Villarreal, Original Grantor, Abstract 3086, Webb County, Texas.

A Tract of Land containing 17.3967 acres, more or less, situated in Precinct 28, Eugenio Martinez, Original Grantor, Abstract 241 and Precinct 29, Juan Bautista Villarreal, Original Grantor, Abstract 3086, Webb County, Texas and being partially out of a tract of land called to contain 50.05 acres conveyed by Killam Development, L.P., as recorded in Volume 5141, Page 9-16, Official Public Records of Webb County, Texas...

THENCE, along the common boundary of this tract and the said Ponderosa Commercial Subdivision Unit 2 the following calls and distances:

LOT AREA table with columns for Block #, Lot #, and Area.

LINE TABLE with columns for Line #, Length, and Direction.

LINE TABLE with columns for Line #, Length, and Direction.

CURVE TABLE with columns for Curve #, Length, Radius, Delta, Tangent, Chord Direction, and Chord Length.

THENCE, S 74°48'53" W, a distance of 15.59 feet to a found 1/2" iron rod, a point of deflection to the right, N 89°59'46" W, a distance of 54.99 feet to a found 1/2" iron rod, a point of deflection to the right, N 83°00'00" W, a distance of 38.00 feet to a found 1/2" iron rod, a point of deflection to the right, N 68°00'00" W, a distance of 55.00 feet to a found 1/2" iron rod, a point of deflection to the right, N 27°00'00" W, a distance of 140.00 feet to a found 1/2" iron rod, an interior corner hereof, S 71°00'00" W, a distance of 180.00 feet to a found 1/2" iron rod, a point of deflection to the right, S 83°00'00" W, a distance of 30.00 feet to a found 1/2" iron rod, a point of deflection to the right, N 83°00'00" W, a distance of 50.00 feet to a found 1/2" iron rod, a point of deflection to the right, N 65°00'00" W, a distance of 60.00 feet to a found 1/2" iron rod, a point of deflection to the left, N 65°28'05" W, a distance of 154.81 feet to a found 1/2" iron rod, same being the northwest corner of the said Ponderosa Commercial Subdivision Unit 2 and on the east boundary line of the Keith Amussen and wife, Marilyn Amussen, Tract, as recorded in Volume 437, Page 44, Deed Records of Webb County, Texas, the southeast corner hereof, THENCE, S 04°08'18" E, along the common boundary of this tract and said Keith Amussen and wife, Marilyn Amussen, Tract, as recorded in Volume 437, Page 44, Deed Records of Webb County, Texas, an exterior corner hereof, THENCE, N 54°26'01" E, a distance of 49.65 feet to a set 1/2" iron rod, an interior corner hereof, THENCE, a distance of 592.40 feet to a set 1/2" iron rod, an interior corner hereof, THENCE, N 18°57'18" E, continuing along the common boundary line between this tract and the said 30-4, Utility Easement, a distance of 315.50 feet to a set 1/2" iron rod, the northwest corner hereof, THENCE, S 68°16'58" E, a distance of 688.20 feet to a set 1/2" iron rod, an interior corner hereof, THENCE, S 65°57'29" E, a distance of 49.65 feet to a set 1/2" iron rod, same being on the west right-of-way line of Bob Bullock Loop 20, the northeast corner hereof, THENCE, S 19°55'39" W, along the west right-of-way line of Bob Bullock Loop 20, the west boundary line of this tract, a distance of 78.54 feet to a set 1/2" iron rod, a point of deflection to the right, THENCE, S 29°45'08" W, at 699.46 feet past a found TxDOT right-of-way disk monument, same monument being on the common boundary between said Killam Development, Ltd. 50.05-acre tract and the said Killam Ranch Properties, Ltd. Tract "K-2", a total distance of 833.97 feet to the POINT OF BEGINNING of this tract of land containing 17.3967 acres, more or less.

Vertical sidebar containing logos for SECA Engineering, LLC, Mesquite Engineering, LLC, and Killam Owners. Includes project name 'PONDEROSA COMMERCIAL SUBDIVISION UNIT 3A - PHASE 1' and sheet information 'PRELIMINARY PLAT' and '1 of 1'.