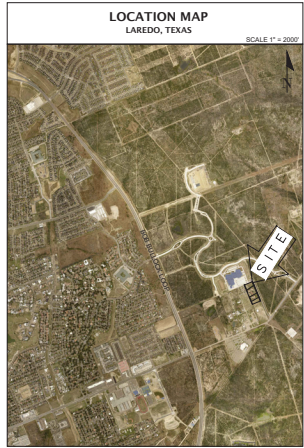
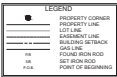


**LEGAL DESCRIPTION:  
EL REFUGIO SUBDIVISION**

A TRACT OF LAND CONTAINING 5 ACRES MORE OR LESS, SITUATED IN PORTION 25, JUAN F. GARCIA, ORIGINAL GRANTEE ABSTRACT 26, CITY OF LAREDO, WEBB COUNTY, TEXAS, BEING THE NORTHERLY 5.00 ACRES OUT OF A 10.00 ARE KNOWN AS TRACT 3-B OUT OF SHARE 3 AS RECORDED IN VOLUME 550, PAGES 39-42, DEED RECORDS, WEBB COUNTY, TEXAS. THIS 5.00 ACRE TRACT OF LAND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

- BEGINNING** AT A SET 1/2" IRON ROD BEING THE WESTERLY CORNER OF SAID 10.00 ACRE TRACT FOR THE WESTERLY CORNER OF THIS TRACT BEING ON THE SOUTHERN BOUNDARY LINE OF THE COVES AT WINFIELD SUBDIVISION, PHASE 1, LOT 1, BLOCK 1 A 20.00 ACRE TRACT, AS RECORDED IN VOLUME 36, PAGES 9-13 W.C.M.R. AND THE TRUE POINT OF BEGINNING;
- THENCE**, N 67° 26' 35" E, ALONG THE NORTHERN BOUNDARY LINE OF SAID 10.00 ACRE TRACT ALSO BEING THE COMMON LINE OF SAID THE COVES AT WINFIELD SUBDIVISION, LOT 1, BLOCK 1, A DISTANCE OF 307.76 FEET TO A FOUND 1/2" IRON ROD BEING THE NORTHERN CORNER OF SAID 10.00 ACRE TRACT AND THE SOUTHWEST CORNER OF SAID LOT 1, BLOCK 1 ALSO BEING ON THE RIGHT-OF-WAY LINE OF DREAM BIG ROAD AS RECORDED IN SAID THE COVES AT WINFIELD SUBDIVISION, PHASE 1, FOR THE NORTHERN CORNER HEREOF;
- THENCE**, S 22° 45' 22" E, ALONG THE NORTHEAST BOUNDARY LINE OF SAID 10.00 ACRE TRACT ALSO BEING ALONG THE WESTERLY RIGHT-OF-WAY LINE OF SAID DREAM BIG ROAD, A DISTANCE OF 707.86 FEET, TO A SET 1/2" IRON ROD FOR THE EAST CORNER HEREOF;
- THENCE**, S 67° 30' 31" W, A DISTANCE OF 307.76 FEET TO A SET 1/2" IRON ROD, BEING ON THE SOUTHWEST BOUNDARY LINE OF SAID 10.00 ACRE TRACT FOR THE SOUTHERN CORNER HEREOF;
- THENCE**, N 22° 45' 22" W, ALONG THE SOUTHWEST BOUNDARY LINE OF SAID 10.00 ACRE TRACT, A DISTANCE OF 707.51 FEET, TO THE POINT OF BEGINNING, CONTAINING 5 ACRES OF LAND, MORE OR LESS.

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



**PLAT NOTES & RESTRICTIONS**

1. SIDEWALKS, DRIVEWAYS, AND TREES WILL BE INSTALLED AT THE TIME OF ISSUANCE OF BUILDING PERMITS, IN ACCORDANCE WITH THE LAREDO LAND DEVELOPMENT CODE.
2. ALL CURB CUTS SHALL COMPLY WITH THE TRANSPORTATION ELEMENT OF THE CITY OF LAREDO COMPREHENSIVE PLAN.
3. THIS SUBJECT PROPERTY IS LOCATED NEAR THE DESIGNATED 100-YEAR FLOODPLAIN PER FEMA FIRM MAP No. 48479C, PANEL No. 1205C, WITH EFFECTIVE DATE OF APRIL 02, 2008.
4. SETBACKS SHALL BE DETERMINED BASED ON THE CURRENT ZONING IN ACCORDANCE TO SECTION 24.77.1 OF THE LAREDO LAND DEVELOPMENT CODE.
5. ALL IMPROVEMENTS SHALL BE AS PER SUBDIVISION ORDINANCE. P.O.B.: SET IRON ROD BEING THE NORTHWESTERN CORNER OF EL REFUGIO SUBDIVISION (N: 17105343.8236, E: 681463.9663)
6. GRID COORDINATES: NAD83 (2011 ADJ.), TEXAS STATE PLANE, 4205 SOUTH ZONE; PROVIDED FOR GENERAL LOCATIVE PURPOSE AND DO NOT REPRESENT OFFICIAL (NGS) CONTROL.
7. ACCESS FROM DREAM BIG ROAD.

**CERTIFICATE OF OWNER:**  
EL REFUGIO SUBDIVISION  
STATE OF TEXAS §  
WEBB COUNTY §

I, \_\_\_\_\_, THE UNDERSIGNED OWNER OF THE LAND SHOWN ON THIS PLAT, AND DESIGNATED HEREIN AS EL REFUGIO SUBDIVISION, IN COUNTY OF WEBB, TEXAS, AND WHOSE NAME IS SUBSCRIBED HERETO, HEREBY DEDICATE TO THE USE OF THE PUBLIC FOREVER DRAINS, EASEMENTS AND PUBLIC PLACES THEREON SHOWN FOR THE PURPOSE AND CONSIDERATION THEREIN EXPRESSED.

CLAUHTEMOC RODRIGUEZ \_\_\_\_\_ DATE \_\_\_\_\_

STATE OF TEXAS §  
WEBB COUNTY §

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED \_\_\_\_\_ KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATION THEREIN STATED, GIVEN MY HAND AND SEAL OF OFFICE THIS \_\_\_\_ DAY OF \_\_\_\_\_, 2025.

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

**CERTIFICATE OF ENGINEER**  
STATE OF TEXAS:  
COUNTY OF WEBB:

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

RICARDO VILLARREAL, P.E. No. 101308-TEXAS \_\_\_\_\_ DATE \_\_\_\_\_

**CERTIFICATE OF SURVEYOR**  
STATE OF TEXAS:  
COUNTY OF WEBB:

I, \_\_\_\_\_, THE UNDERSIGNED REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF TEXAS, HEREBY CERTIFY THAT THIS PLAT IS TRUE AND WAS PREPARED FROM AN ACTUAL SURVEY OF THE PROPERTY MADE UNDER MY SUPERVISION, ON THE \_\_\_\_\_, \_\_\_\_\_, 2025.

RICARDO VILLARREAL, R.P.L.S. No. 6242 \_\_\_\_\_ DATE \_\_\_\_\_  
TBPLS FIRM REG. NO. 10194686

**PLAT-APPROVAL CITY ENGINEER**

I HAVE REVIEWED THIS PLAT AND ACCOMPANYING CONSTRUCTION DRAWINGS IDENTIFIED AS: EL REFUGIO SUBDIVISION, PREPARED BY RICARDO VILLARREAL, REGISTERED PROFESSIONAL ENGINEER NO. 101308, AND DATED THE \_\_\_\_ DAY OF \_\_\_\_\_, 2024, WITH THE LAST REVISED DATE ON \_\_\_\_\_, AND HAVE FOUND THEM IN COMPLIANCE WITH THE SUBDIVISION ORDINANCE OF THE CITY OF LAREDO, TEXAS.

RAMON CHAVEZ, P.E. \_\_\_\_\_ DATE \_\_\_\_\_  
CITY ENGINEER

**PLANNING COMMISSION APPROVAL**

THIS PLAT OF EL REFUGIO SUBDIVISION, \_\_\_\_\_, 2025, HAS BEEN SUBMITTED TO AND CONSIDERED BY THE PLANNING COMMISSION OF THE CITY OF LAREDO, TEXAS, AND IS HEREBY APPROVED BY SUCH COMMISSION ON \_\_\_\_\_ DAY OF \_\_\_\_\_, 2025.

\_\_\_\_\_/\_\_\_\_\_/\_\_\_\_\_  
P&Z CHAIRMAN \_\_\_\_\_ DATE \_\_\_\_\_

**ATTESTMENT OF PLANNING COMMISSION APPROVAL**

THE CITY OF LAREDO PLANNING COMMISSION APPROVED THE FILING FOR RECORD OF THIS PLAT AT A PUBLIC MEETING HELD ON THE \_\_\_\_ DAY OF \_\_\_\_\_, 2025. THE MINUTES OF SAID MEETING REFLECT SUCH APPROVAL.

\_\_\_\_\_/\_\_\_\_\_/\_\_\_\_\_  
VANESSA GUERRA ACP \_\_\_\_\_ DATE \_\_\_\_\_  
DIRECTOR OF PLANNING  
CITY OF LAREDO, TEXAS

**CERTIFICATE OF COUNTY CLERK**

STATE OF TEXAS:  
COUNTY OF WEBB:

I, MARCE RAMIREZ IBARRA, CLERK OF THE COUNTY COURT OF WEBB COUNTY, TEXAS, DO HEREBY CERTIFY THAT THE FOREGOING INSTRUMENT DATED \_\_\_\_ DAY OF \_\_\_\_\_, 2025, WITH ITS CERTIFICATE OF AUTHENTICATION, HEREIN DESIGNATED AS EL REFUGIO SUBDIVISION, \_\_\_\_\_, IS FILED FOR RECORD IN MY OFFICE ON THE \_\_\_\_ DAY OF \_\_\_\_\_, 2025, AT O'CLOCK \_\_\_\_ IN VOLUME \_\_\_\_\_ PAGE \_\_\_\_\_ OF THE PLAT RECORDS OF SAID COUNTY ON THIS THE \_\_\_\_ DAY OF \_\_\_\_\_, 2025.

\_\_\_\_\_/\_\_\_\_\_/\_\_\_\_\_  
RON, MARCE RAMIREZ IBARRA \_\_\_\_\_ DEPUTY  
COUNTY CLERK, WEBB COUNTY, TEXAS

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

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

OWNER:  
**CLAUHTEMOC RODRIGUEZ**  
P.O. BOX 450387  
LAREDO, TEXAS 78045

**PLAT OF EL REFUGIO SUBDIVISION**

PROJECT #	2025-001
DRAWING #	000
DRAWN BY	R.L.C.
APPROVED BY	R.V.
DATE	03/04/2025
FILE NAME	EL REFUGIO SUBDIVISION.dwg
SCALE	1"=100'

**TOPSITE**  
Civil Group

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