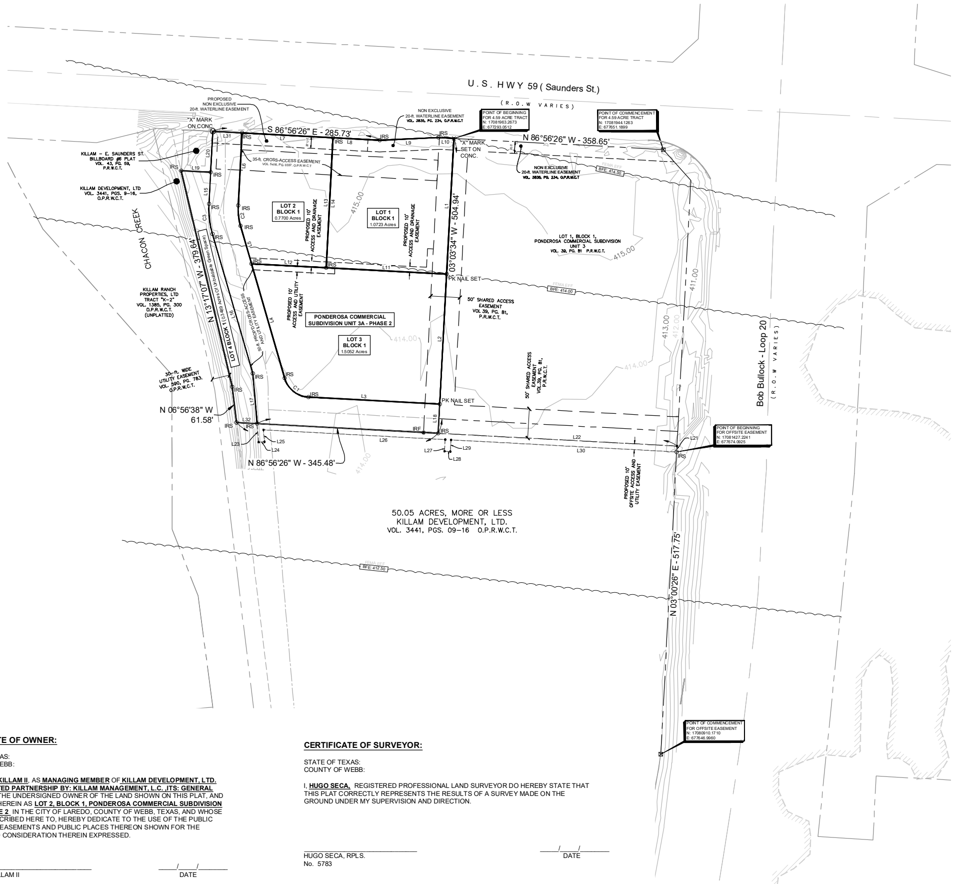
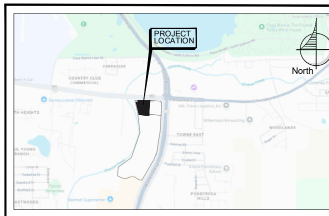


North

GRAPHIC SCALE

100 0 50 100

1 Inch = 100 Ft.



VICINITY MAP SCALE: 1" = 2000'

LEGEND

- FOUND R.O.W. MONUMENT
- FOUND IRON ROD
- SET IRON ROD
- CORNER POINT
- FOUND X MARK
- SET X MARK
- LOT LINES
- CENTERLINE
- ADJOINING TRACT LINE
- UTILITY EASEMENT
- PONDEROSA COMMERCIAL UNIT 3A PHASE 2 BOUNDARY

LINE TABLE

LINE #	LENGTH	DIRECTION
L1	232.51'	S 03°03'34" W
L2	222.43'	S 03°03'34" W
L3	224.91'	N 86°56'26" W
L4	203.55'	N 16°08'10" W
L5	67.53'	N 16°08'10" W
L6	124.21'	N 03°03'34" E
L7	155.86'	S 86°56'26" E
L8	79.87'	S 86°56'26" E
L9	100.50'	N 87°20'56" E
L10	26.64'	S 86°56'26" E
L11	206.45'	N 86°56'26" W
L12	127.88'	N 86°56'26" W
L13	222.51'	S 03°02'37" W
L14	222.51'	N 03°02'37" E
L15	124.21'	S 03°03'34" W
L16	248.36'	S 16°08'10" E
L17	86.13'	S 04°54'12" E
L18	50.00'	S 03°03'34" W
L19	50.64'	S 86°56'26" E
L20	70.00'	N 03°03'34" E
L21	10.00'	S 03°03'34" W
L22	719.28'	S 86°56'26" E
L23	31.76'	N 04°54'12" W
L24	10.00'	S 85°05'48" W
L25	20.27'	S 04°54'12" E
L26	311.22'	N 86°56'26" W
L27	20.00'	N 03°06'15" E
L28	10.00'	N 86°53'45" W
L29	20.00'	S 03°06'15" W
L30	386.57'	N 86°56'26" W

LOT AREA

LOT 1	1.0723 Acres
LOT 2	0.7700 Acres
LOT 3	1.5052 Acres
LOT 4	0.3489 Acres

CURVE TABLE

CURVE #	LENGTH	RADIUS	DELTA	TANGENT	CHORD DIRECTION	CHORD LENGTH
C1	55.61'	45.00'	70°48'16"	31.98'	N 51°32'18" W	52.14'
C2	35.18'	105.00'	19°11'44"	17.76'	N 06°32'18" W	35.01'
C3	51.93'	155.00'	19°11'44"	26.21'	S 06°32'18" E	51.69'

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 SETBACK SHALL BE DETERMINED BASED ON THE CURRENT ZONING IN ACCORDANCE TO SECTION 24.77.1 OF THE LAREDO LAND DEVELOPMENT CODE.
4.- COMMENCING POINT FOR PONDEROSA COMMERCIAL SUBDIVISION UNIT-3A PHASE II, A TXDOT RIGHT OF WAY MONUMENT ON THE SOUTH SIDE OF HIGHWAY 59, (GPS Coordinates: N = 17081963.2673, E = 677293.0512)
5.- ACCESS ONTO BOB BULLOCK LOOP AND U.S. HIGHWAY 59 IS SUBJECT TO REVIEW AND APPROVAL BY THE TEXAS DEPARTMENT OF TRANSPORTATION.
6.- BY GRAPHICALLY PLOTTING, THIS PARCEL WAS DETERMINED TO BE WITHIN A 100 YEAR FREQUENCY FLOOD ZONE AS PER FLOOD INSURANCE RATE MAPS FOR WEBB COUNTY, TEXAS COMMUNITY PANEL No. 48479C1215C WITH AN EFFECTIVE DATE: APRIL 2, 2008.
7.- ANY IMPROVEMENTS WITHIN THE FLOODPLAIN MUST COMPLY WITH THE LAND DEVELOPMENT CODE CHAPTER 24, SECTION 24-69.
8.- FINISHED FLOOR ELEVATIONS OR LOWEST STRUCTURAL MEMBER FOR LOTS WITHIN A FLOOD ZONE SHALL BE 18" ABOVE THE BASE FLOOD ELEVATION.

CERTIFICATE OF OWNER:

STATE OF TEXAS:
COUNTY OF WEBB:

I, **RADCLIFFE KILLAM II**, AS **MANAGING MEMBER** OF **KILLAM DEVELOPMENT, LTD. A TEXAS LIMITED PARTNERSHIP BY: KILLAM MANAGEMENT, L.C. ,ITS: GENERAL PARTNER** OF THE UNDERSIGNED OWNER OF THE LAND SHOWN ON THIS PLAT, AND DESIGNATED HEREIN AS **LOT 2, BLOCK 1, PONDEROSA COMMERCIAL SUBDIVISION UNIT-3A PHASE 2** 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
MANAGER

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, 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.

______________________ ____/____/______
HUGO SECA, P.E. DATE
No. 82079

CERTIFICATE OF SURVEYOR:

STATE OF TEXAS:
COUNTY OF WEBB:

I, **HUGO SECA**, 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.

______________________ ____/____/______
HUGO SECA, RPLS. DATE
No. 5783

PLAT - APPROVAL CITY ENGINEER:

I HAVE REVIEWED THIS PLAT AND ACCOMPANYING CONSTRUCTION DRAWINGS IDENTIFIED AS **LOT 2, BLOCK 1, PONDEROSA COMMERCIAL SUBDIVISION UNIT-3A PHASE 2,** PREPARED BY HUGO SECA LICENSED PROFESSIONAL ENGINEER No. 82079, AND DATED THE ______ DAY OF ______________2026,
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

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 __________, 2026. THE MINUTES OF SAID REFLECT SUCH APPROVAL

______________________ ____/____/______
VANESSA GUERRA DATE
DIRECTOR OF PLANNING DEPARTMENT
CITY OF LAREDO, TEXAS

PLANNING COMMISSION APPROVAL:

THIS PLAT, IDENTIFIED AS **LOT 2, BLOCK 1, PONDEROSA COMMERCIAL SUBDIVISION UNIT-3A PHASE 2**, HAS BEEN SUBMITTED TO AND CONSIDERED BY THE PLANNING COMMISSION, AND IS HEREBY
APPROVED BY SUCH COMMISSION ON _____ DAY OF ___________,2026.

______________________ ____/____/______
DANIELLA SADA PAZ DATE
PLANNING AND ZONING COMMISSION CHAIR

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

LEGAL DESCRIPTION for a TRACT OF LAND containing 4.59 acres, more or less, situated in Porcion 28, Eugenio Martinez, Original Grantee, Abstract 241, Webb County, Texas

A tract of land containing 4.59 acres, more or less, situated in Porcion 28, Eugenio Martinez, Original Grantee, Abstract 241, Webb County, Texas and being out of a 50.05 acre Tract conveyed to Killam Development, Ltd., as recorded in Volume 3441, Pages 9-16, of the Official Public Records of Webb County, Texas, this tract of land being more particularly described by metes and bounds as follows, to wit:

COMMENCING at a TXDOT right-of-way monument with cap found on the south right-of-way line of U.S. Hwy 59 (Saunders St.), (GPS Coordinates: N = 17081944.1263, E =677651.1899);
THENCE, N 86° 56' 26" W, along the said south right-of-way line of U.S. Hwy 59 (Saunders St.), a distance of 358.65 feet to a found ½" iron rod with cap (GPS Coordinates: N = 17081963.2673, E = 677293.0512), same being the northwest corner of Lot 1, Block 1, as recorded in Volume 39, Page 81, as per the Plat Records of Webb County, Texas, same being the **POINT OF BEGINNING** of this tract of land containing 4.59 acres, more or less, and for the northeast corner hereof;

THENCE, S 03° 03' 34" W with the west line of said Lot 1, Block 1, a distance of 504.94 feet to a found ½" iron rod, at the southwest corner of said Lot 1, Block 1, same being the southeast corner hereof;

THENCE, N 86° 56' 26" W for a distance of 345.48 feet to a set ½" iron rod, on the east line of 30-foot wide utility easement as recorded in Volume 590, Page 783, of the Official Public Records of Webb County, Texas, for the southwest corner hereof;

THENCE, N 06° 56' 38" W with the east line of said 30-foot wide utility easement, a distance of 61.58 feet to a set ½" iron rod, for an interior corner hereof;

THENCE, N 13° 17' 07" W continuing with the east line of said 30-foot wide utility easement, a distance of 379.64 feet to a set ½" iron rod, for an exterior corner hereof;

THENCE, S 86° 56' 26" E leaving the east line of said 30-foot wide utility easement, passing a found ½" iron rod at 0.64 feet on the southwest corner of Killam – E. Saunders St. Billboard #6 Plat Lot 1, Block 1, as recorded in Volume 43, Page 59, of the Official Public Records of Webb County, Texas, continuing for a total distance of 50.64 feet to a found ½" iron rod, at the southeast corner of said Killam – E. Saunders St. Billboard #6 Plat Lot 1, Block 1, for an interior corner hereof;

THENCE, N 03° 03' 34" E with the east line of said Killam – E. Saunders St Billboard #6 Plat Lot 1, Block 1, a distance of 70.00 feet to a found ½" iron rod at the northeast corner of said Billboard #6 Plat Lot 1, Block 1, said corner being on the south right-of-way line of U.S. Hwy 59 (Saunders St.), for the northwest corner hereof;

THENCE, S 86° 56' 26" E along said south right-of-way line, for a distance of 285.73 feet to a set ½" iron rod, for an interior corner hereof;

THENCE, N 87° 20' 56" E continuing along said south right-of-way line of U.S. Hwy 59 (Saunders St.), for a distance of 100.50 feet to a set ½" iron rod, for an exterior corner hereof;

THENCE, S 86° 56' 26" E continuing along said south right-of-way line of U.S. Hwy 59 (Saunders St.), for a distance of 26.64 feet to the **POINT OF BEGINNING** of this tract of land containing 4.59 acres, more or less.

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

LEGAL DESCRIPTION for a AN OFFSITE 10-FT UTILITY AND ACCESS EASEMENT containing 0.1744 acres (7,595.47 square feet), more or less, situated in Porcion 28, Eugenio Martinez, Original Grantee, Abstract 241, Webb County, Texas

AN Offsite 10-FT Utility and Access Easement containing 0.1744 acres (7,595.47 square feet), more or less, situated in Porcion 28, Eugenio Martinez, Original Grantee, Abstract 241, Webb County, Texas and being out of a 50.05 acre Tract conveyed to Killam Development, Ltd., as recorded in Volume 3441, Pages 9-16, of the Official Public Records of Webb County, Texas, this Offsite 10-FT Utility and Access Easement being more particularly described by metes and bounds as follows, to wit:

COMMENCING at a TxDot right-of-way disk monument found on the west right-of-way line of Bob Bullock Loop 20 (GPS Coordinates: N = 17080910.1710, E = 677646.9960); **THENCE**, N 03° 00' 26" E along said west right-of-way line of Bob Bullock Loop 20, a distance of 517.75 feet to a set ½" iron rod (GPS Coordinates: N = 17081427.2241, E = 677674.0925), being the **POINT OF BEGINNING** of this Offsite Access and Utility Easement containing 0.1744 acres, more or less, and for the southeast corner hereof;

THENCE, N 86°56'26" W, 386.57 feet to a point, interior corner hereof;

THENCE, S 3°06'15" W, 20.00 feet to a point, exterior corner hereof;

THENCE, N 86°53'45" W, 10.00 feet to a point, exterior corner hereof;

THENCE, N 3°06'15" E, 20.00 feet to a point, interior corner hereof;

THENCE, N 86°56'26" W, 311.22 feet to a point, interior corner hereof;

THENCE, S 4°54'12" E, 20.27 feet to a point, exterior corner hereof;

THENCE, S 85°05'48" W, 10.00 feet to a point, exterior corner hereof;

THENCE, N 4°54'12" W, 31.76 feet to a set ½" iron rod, exterior corner hereof;

THENCE, S 86°56'26" E, passing a found ½" iron rod with a plastic cap at 502.72 feet on the southwest corner of Lot 1, Block 1 Ponderosa Commercial Subdivision – Unit 3, as recorded in Volume 39, Page 81, of the Plat Records of Webb County, Texas, continuing for a total distance of 719.28 feet to a found ½" iron rod, on the southeast corner of said Lot1, Block 1 Ponderosa Commercial Subdivision, same being the northeast corner hereof;

THENCE, S 3°03'34" W, along said west right-of-way line of Bob Bullock Loop 20, for a distance of 10.00 feet to the **POINT OF BEGINNING** of this Offsite 10-FT Utility and Access Easement containing 0.1744 acres, more or less.

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

SURVEYOR:
SECA ENGINEERING, L.L.C.
CIVIL ENGINEERS • LAND SURVEYORS
1701 JACAMAN ROAD, STE. 11 - LAREDO, TEXAS 78041
CELL:(956) 235-1594
TBPE FIRM REGISTRATION No. F-10071
TBPLS FIRM REGISTRATION No. 100138-00

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

PRELIMINARY PLAT

PONDEROSA COMMERCIAL SUBDIVISION UNIT 3A - PHASE 2

A 4.59 ACRE TRACT OF LAND SITUATED IN PORCION 28, EUGENIO MARTINEZ, ORIGINAL GRANTEE, ABSTRACT 241 CITY OF LAREDO, WEBB COUNTY, TEXAS

KILLAM
OWNER:
CHARCO LAND SALES, L.L.C.
4320 UNIVERSITY BLVD.
PO BOX. 499
LAREDO, TEXAS 78041-1934
PHONE: (956) 724-7141

SHEET NAME:
PRELIMINARY PLAT

REVISED DATE:

DRAWN BY:	J.L.
CHECKED BY:	E.G.
APPROVED BY:	..
JOB No.:	---
FILENAME:	---
DATE:	
SCALE: 24 X 36	HOR: 1" = 100' VER:
SCALE: 11 X 17	HOR: VER: