

**PLANNING AND ZONING COMMISSION  
NOTICE OF PUBLIC MEETING**

**City of Laredo City Hall  
City Council Chambers  
1110 Houston Street  
Laredo, Texas  
November 2, 2023  
6:00 p.m.**

**MEETING AGENDA**

1. CALL TO ORDER
2. ROLL CALL
3. PLEDGE OF ALLEGIANCE
4. CONSIDER APPROVAL OF MINUTES OF :
  - A. Regular Meeting of October 19, 2023
5. CITIZEN COMMENTS  
Citizens are required to fill out a witness card and submit it to a City Planner, or designee, no later than 5:45 p.m. and identify themselves at the microphone. Comments are limited to three (3) minutes per speaker. No more than three (3) persons will be allowed to speak on any side of an issue. Should there be more than three (3) people who wish to speak on a particular issue, they need to select not more than three (3) representatives to speak for them and the presiding officer may limit the public comments further in the interest of an orderly meeting. Speakers may not pass their minutes to any other speaker. Comments should be relevant to City business and delivered in a professional manner. No derogatory remarks will be permitted.
6. REVIEW AND CONSIDERATION OF THE FOLLOWING MASTER PLAN:
  - A. Review and consideration of the revision to the Santa Elena Subdivision Master Plan. The intent is residential, commercial, and multi-family. The purpose of this revision is to combine phases.

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**PL-009-2024**

**District II - Dm. Daisy Campos Rodriguez**

- B. Review and consideration of the revision to the Embarcadero Southeast Quadrant Master plan. The intent is industrial and commercial. The purpose of this revision is to combine and renumber phases.

**PL-012-2024**  
**District VII - Cm. Vanessa Perez**

7. CONSIDERATION OF THE FOLLOWING PRELIMINARY PLATS AND PRELIMINARY REPLATS:

- A. Preliminary consideration of the plat of Santa Elena Subdivision, Phase II. The intent is residential.

**PL-010-2024**  
**District II - Cm. Daisy Campos Rodriguez**

- B. Preliminary consideration of the plat of Embarcadero Gateway, Phase 2. The intent is industrial.

**PL-014-2024**  
**District VII - Cm. Vanessa Perez**

- C. Preliminary consideration of the plat of Laredo Logistics at Port Laredo Industrial Park, Phase I. The intent is industrial.

**PL-248-2023**  
**District VI - Cm. Dr. David Tyler King**

8. CONSIDERATION OF THE FOLLOWING FINAL PLATS AND FINAL REPLATS:

- A. Final consideration of the plat of Embarcadero Gateway, Phase I (formerly known as Embarcadero Southeast Quadrant, Phase I). The intent is for the dedication of right-of-way (Palm Lake Drive and drainage right-of-way).

**PL-013-2024**  
**District VII - Cm. Vanessa Perez**

- B. Final consideration of the replat of Lot 1, Block 2 Pinnacle Industry Center - FM 1472, Unit 11 into Lot 1A & Lot 1B, Block 2 Pinnacle Industry Center FM 1472, Unit 11. The intent is industrial.

**PL-017-2024**  
**District VII - Cm. Vanessa Perez**

- C. Final consideration of the plat of Verde Creek Subdivision. The intent is residential and multi-family.

**PL-011-2024**  
**District - VII Cm. Vanessa Perez**

- D. Final consideration of the plat of High Line at Springfield. The intent is commercial.

**PL-015-2024**

**District VII - Cm. Vanessa Perez**

- E. Final consideration of the replat of a portion (2,269 square feet) out of Lot 1, Block 233 Western Division into Lot 1A, Block 233 Western Division. The intent is commercial.

**PL-016-2024**

**District VIII - Cm. Alyssa Cigarroa**

9. CONSIDERATION OF MODEL SUBDIVISION COMPLIANCE:

- A. Consideration of Model Subdivision Rule Compliance of the plat of Santa Elena Subdivision, Phase III. The intent is residential.

**PL-008-2024**

**District II - Cm. Daisy Campos Rodriguez**

- B. Consideration of Model Subdivision Rule Compliance of The Coves at Winfield Phase 4A. The intent is residential.

**PL-018-2024**

**District VI- Cm Dr. David Tyler King**

- C. Consideration of Model Subdivision Rule Compliance of The Coves at Winfield Phase 5A. The intent is residential.

**PL-019-2024**

**District VI - Cm. Dr. David Tyler King**

- D. Consideration of Model Subdivision Rule Compliance of The Coves at Winfield Phase 6A. The intent is residential.

**PL-020-2024**

**District VI - Cm. Dr. David Tyler King**

- E. Consideration of Model Subdivision Rule Compliance of The Coves at Winfield Phase 6B. The intent is residential.

**PL-021-2024**

**District VI - Cm. Dr. David Tyler King**

- F. Consideration of Model Subdivision Rule Compliance of The Coves at Winfield Phase 7A.  
The intent is residential.

**PL-022-2024**

**District VI - Cm. Dr. David Tyler King**

- G. Consideration of Model Subdivision Rule Compliance of The Coves at Winfield Phase 7B.  
The intent is residential.

**PL-023-2024**

**District VI - Cm. Dr. David Tyler King**

10. ADJOURNMENT

**THIS NOTICE WAS POSTED AT THE MUNICIPAL GOVERNMENT OFFICES, 1110 HOUSTON STREET, LAREDO, TEXAS, AT A PLACE CONVENIENT AND READILY ACCESSIBLE TO THE PUBLIC AT ALL TIMES. SAID NOTICE WAS POSTED FRIDAY, OCTOBER 27, 2023, BY 6:00 P.M.**



**DISABILITY ACCESS STATEMENT**



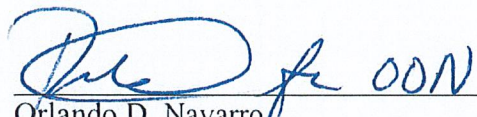
Persons with disabilities who plan to attend this meeting and who may need auxiliary aid or services are requested to contact Amanda Pruneda, Planner II, at (956) 794-1613, [aprunedal@ci.laredo.tx.us](mailto:aprunedal@ci.laredo.tx.us), at least two working days prior to the meeting so that appropriate arrangements can be made. The accessible entrance and accessible parking spaces are located at City Hall, 1100 Victoria Ave.

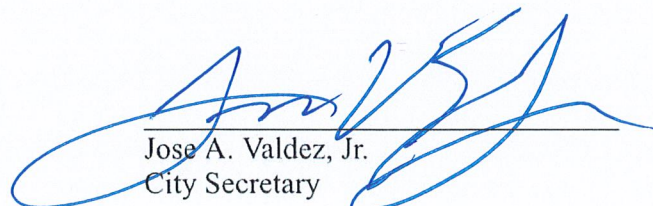
Out of consideration for all attendees of the meeting, please turn off all cellular phones and pagers, or place on inaudible signal Thank you for your consideration.

Pursuant to Section 30.06 Penal Code (trespass by license holder with a concealed handgun), a person licensed under Subchapter H, Chapter 411, Government Code (handgun licensing law), may not enter this property with a concealed handgun.

Pursuant to Section 30.07 Penal Code (trespass by license holder with an openly carried handgun), a person licensed under Subchapter H Chapter 411, Government Code (handgun licensing law), may not enter this property with a handgun that is carried openly.

**Información en Español:** Personas que planeen asistir a esta reunión y que requieran de servicios, auxiliares como: intérpretes para personas sordas o con discapacidad auditiva, lectores de letra grande o en Braille, o un traductor del idioma español, favor de comunicarse con Amanda Pruneda, del Departamento de Planificación y Zonificación de la Ciudad, 1413 Houston St., al teléfono (956) 794-1613, o por correo electrónico a, [aprunedal@ci.laredo.tx.us](mailto:aprunedal@ci.laredo.tx.us), cinco días hábiles antes de la fecha en la cual se llevara a cabo dicha reunión, para que los arreglos apropiados puedan ser realizados. Materiales en español serán provistos mediante una petición, la cual deberá ser efectuada también anticipadamente.

  
Orlando D. Navarro  
Director of Planning

  
Jose A. Valdez, Jr.  
City Secretary

**CITY OF LAREDO**

**PLANNING AND ZONING COMMISSION**

**MINUTES OF THE PLANNING AND ZONING MEETING OF OCTOBER 19, 2023**

The City of Laredo Planning and Zoning Commission convened in regular session open to the public at 6:00 p.m. on Thursday, October 19, 2023, in the Multipurpose Room at the Joe A. Guerra Laredo Public Library, 1120 E. Calton Road, considered the following:

**Present:** Johnny Narvaez  
Rolando Cazares  
Mike Barron  
Manuel A. Rangel  
Hector “Tito” Garcia  
Yu-Hsien Huang  
Regina Portillo  
Daniela Sada Paz  
Adolfo Martinez (1<sup>st</sup> Meeting)

**Absent:**

**Staff:** Vanessa Guerra  
Rafael Vidaurri  
Amanda Pruneda  
Deidre Garcia  
Laura Garza  
Luis Vazquez  
David Arredondo  
Ruben Dominguez

**Others:** Leslie Benavides  
Oscar Castillo  
Abraham Gonzalez  
Cynthia Mora  
Gloria Ortiz  
Victor Linares  
Elisamar Soto  
Dora Guerra  
Luciano Ramon  
Ana Maria Serna  
Eduardo Villa  
Elsa Y. Cabello  
Sergio Narvaez  
San Juana Lopez  
Maria A. Baldazo  
Jose D. Ortiz  
Maricela de Leon S.  
Rodolfo D. Morales  
Oscar Ramirez  
Alicia Ramon  
Maria Peña  
Susan Medikeane

**1. CALL TO ORDER**

Chm. Narvaez, Planning and Zoning Commission, called the meeting to order at 6:00 p.m.

**2. ROLL CALL**

Rafael Vidaurri, Planning Staff, called roll and confirmed a quorum has been met.

Chm. Narvaez welcomed Cm. Martinez to the Commission.

**3. PLEDGE OF ALLEGIANCE**

**4. ELECTION OF OFFICERS**

**A. Election of Chairman**

Cm. Barron made a motion to nominate Cm. Sada Paz as chairman.

Second:	Cm. Casarez
In Favor:	4
Opposed:	0
Abstained:	0

Motion Failed

Cm. Huang made a motion to nominate Cm. Narvaez as chairman.

Second:	Cm. Garcia
In Favor:	5
Opposed:	0
Abstained:	0

Motion Carried

**B. Election of Vice-Chairman**

Cm. Garcia made a motion to nominate Cm. Sada Paz as Vice-chairman.

Second:	Cm. Portillo
In Favor:	8
Opposed:	0
Abstained:	0

Motion Carried Unanimously

Cm. Portillo left the meeting at 6:03 p.m.

**5. CONSIDER APPROVAL OF MINUTES OF:**

**A. Regular Meeting of October 5, 2023**

Cm. Garcia made a motion to **approve** the minutes of October 5, 2023

Second: Cm. Rangel  
In Favor: 6  
Opposed: 0  
Abstained: 0

Motion Carried Unanimously

**6. CITIZEN COMMENTS**

None

**7. PUBLIC HEARING AND RECOMMENDATION OF AN ORDINANCE:**

**A. Amending the Zoning Ordinance (Map) of the City of Laredo by authorizing the issuance of a Conditional Use Permit for a reception hall (outdoor) on Lots 9 and 10, Block 143, Western Division, located at 1519 Matamoros Street.**

**ZC-101-2023**

**District VIII**

Staff **supports** the proposed conditional use permit.

Deidre Garcia, Planning Staff, provided a brief overview on the item.

Leslie Benavides informed the Commission that she is in favor of the CUP and requested the Commission to reconsider outdoor music as they would like to provide acoustics music which will not exceed 70 decimal levels. In addition, Ms. Benavides requested to the Commission to waiver the landscaping conditions.

Cm. Huang made a motion close the public hearing, and **approve** the item amending the removal of the landscaping conditions with the Land Development Code and allow acoustic music under 70 decimal levels for Friday and Saturday evenings.

Second: Cm. Rangel  
In Favor: 7  
Opposed: 1 Cm. Garcia  
Abstained: 0

Motion Carried

**B. Amending the Zoning Ordinance (Map) of the City of Laredo by authorizing the issuance of a**

**Planned Unit Development (Overlay) for townhomes on approximately 8.04 acre tract of land, out of a tract of land conveyed to San Isidro Northeast, Limited, described in deed recorded in Volume 1450, Pages 868-874, and Volume 3355, Pages 170-178, Deed Records, Webb County, Texas, located south of Juan Escutia Boulevard and west of Cavatina Drive.**

**ZC-107-2023**

**District VI**

Staff **supports** the proposed planned unit development.

Laura Garza, Planning Staff, provided a brief overview on the item.

Oscar Castillo, PEUA Consulting, informed the Commission that he concurs with Staff comments and provided clarification on Staff Comments referring to the conditions of trees per unit.

Cm. Barron made a motion to close the public hearing, support Staff recommendation and **approve** the item.

Second:	Cm. Sada Paz
In Favor:	8
Opposed:	0
Abstained:	0

Motion Carried Unanimously

- C. Public Hearing and consideration of a motion to consider the Planned Unit Development - Site Plan on approximately 8.04 acre tract of land, out of a tract of land conveyed to San Isidro Northeast, Limited, described in deed recorded in Volume 1450, Pages 868-874, and Volume 3355, Pages 170-178, Deed Records, Webb County, Texas, located south of Juan Escutia Boulevard and west of Cavatina Drive.**

**ZC-108-2023**

**District VI**

Staff **supports** the proposed Planned Unit Development – Site Plan.

Laura Garza, Planning Staff, provided a brief overview on the item.

Oscar Castillo, PEUA Consulting, informed the Commission that he concurs with Staff comments and provided clarification on Staff Comments referring to the conditions of trees per unit as in Item 7B.



Cm. Sada Paz made a motion to close the public hearing, support Staff recommendation and **approve** the item.

Second:	Cm. Casarez
In Favor:	8
Opposed:	0
Abstained:	0

Motion Carried Unanimously

- D. Amending the Zoning Ordinance (Map) of the City of Laredo by rezoning approximately 15.32 acre tract of land, being out of a called 19.833 acre tract of land described in Volume 4573, Page 469, Webb County Official Public Records, Webb County, Texas, all of Lot 1, Block 1, Weatherford Subdivision - Phase 1, as shown in Volume 24, Page 48, Webb County Plat Records, and all of a 10 acre tract, Tract 17, recorded in Volume 3813, Page 212, Webb County Official Public Records, Webb County, Texas, and all of a called 4.84 Acre Tract, Tract 18, recorded in Volume 1107, Page 880, Webb County Official Public Records, Webb County, Texas, and all of a called 5.00 acre tract recorded in Volume 1142, Page 71, Webb County Official Public Records, Webb County, Texas, and all of a called, being a portion of Porcion 32, Abstract 296, Antonio Trevino, Original Grantee, Webb County, Texas, located south of State Highway 359 and east of Old Milwaukee Road, from R-1A (Single Family Reduced Area District) to B-4 (Highway Commercial District).**

**ZC-109-2023**

**District III**

Staff **supports** the proposed zone change.

Deidra Garcia, Planning Staff, provided a brief overview on the item.

Abraham Gonzalez, representing Leyendecker, informed the Commission that he concurs with Staff comments.

Cm. Rangel made a motion to close the public hearing, support Staff recommendation and **approve** the item.

Second:	Cm. Garcia
In Favor:	8
Opposed:	0
Abstained:	0

Motion Carried Unanimously

- E. Amending the Zoning Ordinance (Map) of the City of Laredo by authorizing the issuance of a Conditional Use Permit for Industrial - Warehousing on approximately 15.32 acre tract of land, being out of a called 19.833 acre tract of land described in Volume 4573, Page 469, Webb County Official Public Records, Webb County, Texas, all of Lot 1, Block 1, Weatherford Subdivision - Phase 1, as shown in Volume 24, Page 48, Webb County Plat Records, and all of a 10 acre tract, Tract 1 7, recorded in Volume 3813 , Page 212, Webb County Official Public Records, Webb County, Texas, and all of a called 4.84 Acre Tract, Tract 18, recorded in Volume 1107, Page 880, Webb County Official Public Records, Webb County, Texas, and all of a called 5.00 acre tract Recorded in Volume 1142, Page 71, Webb County Official Public Records, Webb County, Texas, and all of a called, being a portion of Porcion 32, Abstract 296, Antonio Trevino, Original Grantee, Webb County, Texas, located south of State Highway 359 and east of Old Milwaukee Road.

ZC-110-2023

**District III**

Staff **supports** the proposed conditional use permit.

Laura Garza, Planning Staff, provided a brief overview on the item.

Abraham Gonzalez, representing Leyendecker, informed the Commission that he concurs with Staff comments.

Cm. Barron made a motion to close the public hearing, support Staff recommendation and **approve** the item and by adding a comment to allow access to the property only from State Highway 359.

Second:	Cm. Rangel
In Favor:	8
Opposed:	0
Abstained:	0

Motion Carried Unanimously

- F. Amending the Zoning Ordinance (Map) of the City of Laredo by rezoning Lot 7 and the east half of Lot 8, Block 933, Eastern Division Subdivision, City of Laredo, Webb County, Texas, located at 1720 Fremont Street, from R-1 (Single Family Residential District) to R-2 (Multi- Family Residential District).

ZC-111-2023

**District III**

Staff **does not support** the application.

Vanessa Guerra, Planning Staff, informed the Commission that the applicant withdrew the application, therefore no action needs to take place.

Cynthia Mora, spoke against this item.

Gloria Ortiz, spoke against this item.

Cm. Barron made a motion to **close** the public hearing.

Second:	Cm. Huang
In Favor:	8
Opposed:	0
Abstained:	0

Motion Carried Unanimously

- G. Amending the Zoning Ordinance (Map) of the City of Laredo by rezoning approximately 2.64 acre tract of land, being out of a called 4.81 acre tract of land being Lot 2, Block 1, Lago Del Mar Subdivision - Unit 15, recorded in Volume 36, Page 54, Webb County Plat Records, Webb County, Texas, being a portion of a 53.4535 acre tract, recorded in Volume 701, Page 480, Webb County Deed Records , Webb County, Texas, and being a situated in Porcion 25, Abstract 50, Juan F. Garcia, Original Grantee, Webb County, Texas, located at 7607 North Bartlett Avenue from B-3 (Community Business District ) to R-1B (Single Family High Density District).**

**ZC-112-2023**

**District V**

Staff **supports** the proposed zone change.

Deidra Garcia, Planning Staff, provided a brief overview on the item.

Victor Linares, Sabio Engineering, informed the Commission that he concurs with Staff comments.

Cm. Huang made a motion to close the public hearing, support Staff recommendation and **approve** the item.

Second:	Cm. Sada Paz
In Favor:	8
Opposed:	0
Abstained:	0

Motion Carried Unanimously

**H. Amending the Zoning Ordinance (Map) of the City of Laredo by rezoning Lot 1, 2, and 3, Block 819, Eastern Division, and approximately 0.028-acres tract of land out of an alley south of Lots 1- 3, Block 819, Eastern Division of the City of Laredo, Texas as per Volume 7, Page 15, Webb County Plat Records, located at 1501 Chihuahua Street, from R-O (Residential/Office District) to B- 1 (Limited Business District).**

**ZC-113 -2023**

**District III**

Staff **supports** the proposed zone change.

Deidra Garcia, Planning Staff, provided a brief overview on the item.

Elisamar Soto, Representative, informed the Commission that she is in favor of the zone change.

Cm. Garcia made a motion to close the public hearing, support Staff recommendation and **approve** the item.

Second:	Cm. Huang
In Favor:	8
Opposed:	0
Abstained:	0

Motion Carried Unanimously

**I. Amending the Zoning Ordinance (Map) of the City of Laredo by authorizing the issuance of a Conditional Use Permit for Contractor's Office/Sales, No Outside Storage on Lots 4 and 5, Block 763, Western Division, located at 2805 Salinas Avenue.**

**ZC-114- 2023**

**District VIII**

Staff **supports** the proposed conditional use permit.

Laura Garza, Planning Staff, provided a brief overview on the item.

Dora Guerra, Representative, informed the Commission that she is in favor of the zone change.

Cm. Barron made a motion to close the public hearing, support Staff recommendation and **approve** the item with an additional comment on a renewal period.

Second: Cm. Sada Paz  
In Favor: 8  
Opposed: 0  
Abstained: 0

Motion Carried Unanimously

- J. Amending the Zoning Ordinance (Map) of the City of Laredo by rezoning Lots 1, 2, 3, 4, 5, 6, 7, and 8, Block 293, Eastern Division, located at 301 Clark Boulevard, from B-1 (Limited Business District) to B-4 (Highway Commercial District).**

**ZC-115-2023**

**District IV**

Staff **does not support** the proposed zone change.

Deidra Garcia, Planning Staff, provided a brief overview on the item.

Luciano Ramon informed the Commission that he was there to get more information on this request.

Ana Maria Serna informed the Commission that she is not in support of the item.

Eduardo Villa informed the Commission that he is not in support of the item.

Cm. Barron made a motion to close the public hearing, support Staff recommendation and **deny** the item.

Second: Cm. Sada Paz  
In Favor: 8  
Opposed: 0  
Abstained: 0

Motion Carried Unanimously

**8. CONSIDERATION OF THE FOLLOWING PRELIMINARY PLATS AND PRELIMINARY REPLATS:**

- A. Preliminary consideration of the plat of Laredo Logistics at Port Laredo Industrial Park, Phase 1. The intent is industrial.**

**PL-248-2023**

**District VI - Cm. Dr. David Tyler King**

Vanessa Guerra, Planning Staff, informed the Commission that the applicant requested to table the item time certain.

Cm. Huang made a motion to **table** the item time certain.

Second:	Cm. Sada Paz
In Favor:	8
Opposed:	0
Abstained:	0

Motion Carried Unanimously

**9. CONSIDERATION OF THE FOLLOWING FINAL PLATS AND FINAL REPLATS:**

Chm. Narvaez requested a motion to hear items 9A-9F.

Cm. Garcia made a motion to **hear** items 9A-9F.

Second:	Cm. Sada Paz
In Favor:	8
Opposed:	0
Abstained:	0

Motion Carried Unanimously

**A. Final consideration of Lot 1, Block 1, Pargon Plat. The intent is industrial.**

**PL-003-2024**

**District VII - Cm. Vanessa Perez & Extra Territorial Jurisdiction (ETJ)**

**B. Final consideration of the replat of Lot 7 & 8, Block 1, Milo Distribution Center, Phase 1 and unplatted 25.00-acre tract out of 300.00 acres into Lot 7A, Block 1, Milo Distribution Center, Phase 1. The intent is industrial.**

**PL-001-2024**

**District VI - Cm. Dr. David Tyler King**

**C. Final consideration of the plat of Shiloh Crossing Subdivision, Phase 8. The intent is commercial.**

**PL-002-2024**

**District VI - Cm. Dr. David Tyler King**

**D. Final consideration of the plat of Lot 2, Block 1, The Coves at Winfield Commercial Unit 1. The intent is commercial.**

**PL-004-2024**

**District VI - Cm. Dr. David Tyler King**

**E. Final consideration of the replat of Lots 1, 2, & W 33' Lot 3, Block 936, Eastern Division into Lot 1-A, Block 936, Eastern Division. The intent is residential.**

**PL-294-2023**

**District IV - Cm. Alberto Torres, Jr.**

**F. Final consideration of the replat of Weatherford Subdivision, Phase 1, Lot 1, Block 1 into Weatherford Subdivision, Phase 1, Lot 1 A, Block 1. The intent is industrial.**

**PL-006-2024**

**District III - Cm. Melissa R. Cigarroa**

Chm. Narvaez requested a motion to approve items 9A-9F.

Cm. Garcia made a motion to **approve** items 9A-9F.

Second:	Cm. Rangel
In Favor:	8
Opposed:	0
Abstained:	0

Motion Carried Unanimously

Luis Vazquez, Planning Staff, read items 9A-9F for the record.

**10. CONSIDERATION OF MODEL SUBDIVISION COMPLIANCE:**

**A. Consideration of Model Subdivision Rule Compliance of the plat of San Isidro Northeast Las Palmas Subdivision, Phase 2. The intent is residential.**

**PL-007-2024**

**District VI - Cm. Dr. David Tyler King**

Cm. Huang made a motion to **approve** the item.

Second: Cm. Rangel  
In Favor: 8  
Opposed: 0  
Abstained: 0

Motion Carried Unanimously

## 11. ADJOURNMENT

Chm. Narvaez requested a motion to adjourn the meeting.

Cm. Martinez made a motion to **adjourn** the meeting.

Second: Cm. Sada Paz  
In Favor: 8  
Opposed: 0  
Abstained: 0

Motion Carried Unanimously

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Orlando D. Navarro  
Planning Director

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Johnny Narvaez, Chairman  
Planning & Zoning Commission



**Planning and Zoning Commission- Regular**

Meeting Date: 11/02/2023

Staff Source: Amanda Pruneda, Planner II

APPLICANT: HAPO Holdings, LLC

ENGINEER: Porras Nance  
Engineering

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**REQUEST:**

Review and consideration of the revision to the Santa Elena Subdivision Master Plan. The intent is residential, commercial, and multi-family. The purpose of this revision is to combine phases.

**PL-009-2024**

**District II - Dm. Daisy Campos Rodriguez**

**SITE:**

This 219.48-acre tract of land is located west of State Highway 83 and south of Don Camilo Boulevard. The zoning for this 968-lot is B-1 (Limited Business District), R-1A (Single-Family Residential District), and AG (Agricultural District). This tract is located in District II - Cm. Daisy Campos Rodriguez.

**PROPOSED ACTION:**

**APPROVE SUBJECT TO THE FOLLOWING COMMENTS:**

**Planning:**

1. Submit a master plan revision to the City of Laredo Building Department GIS Division and Planning Department within 10 days of commission approval in a geo-referenced CAD file in accordance to Section 2-3.2(a) 4 of the City of Laredo Subdivision Ordinance.
2. Include the connection of Alma Matter Boulevard to US Highway 83 S as part of Phase II as the reconfiguration of Phase II will contain 248 residential lots.
3. Conform to Subdivision Ordinance Handbook Section 3.3.D (Double frontage, reverse frontage lots, should be avoided except where essential to provide separation of residential development from traffic arteries or to overcome specific disadvantages of topography and orientation).
4. Distinguish between Phase VII residential and Phase III multifamily.
5. A zone change will be required for portion of the master plan.
6. Conform to Section 24.56.2 of the Laredo Land Development Code (Parkland Dedication Requirements).
7. Identify all easements (§ 2-3.2 (b)(1)(iii)e - Subdivision Ordinance).
8. All improvements as per Subdivision Ordinance (§ 3-1B - Subdivision Ordinance).

**Engineering:** No comments submitted.

**Fire:** No comments submitted.

**Environmental:** No comments submitted.

**Water & Utilities:** No comments submitted.

**Traffic Safety:** No comments submitted.

**Parks & Leisure:**

1. Please provide park improvements fees for each phase.

**WEBB County App:** No comments submitted.

**AEP Engineers:** No comments submitted.

**U.I.S.D.:** No comments submitted.

**L.I.S.D.:** No comments submitted.

**AT&T:** No comments submitted.

NOTICE TO THE DEVELOPER:

**Planning:**

1. Only the utility easements within the plat boundaries are subject to change prior to plat recordation due to revisions by the utility companies.
2. All comments set forth herein are preliminary comments and not an exhaustive list. Additional comments may be added prior to final approval.

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Attachments

Vicinity Map

Plat Notes

Masterplan Exhibit

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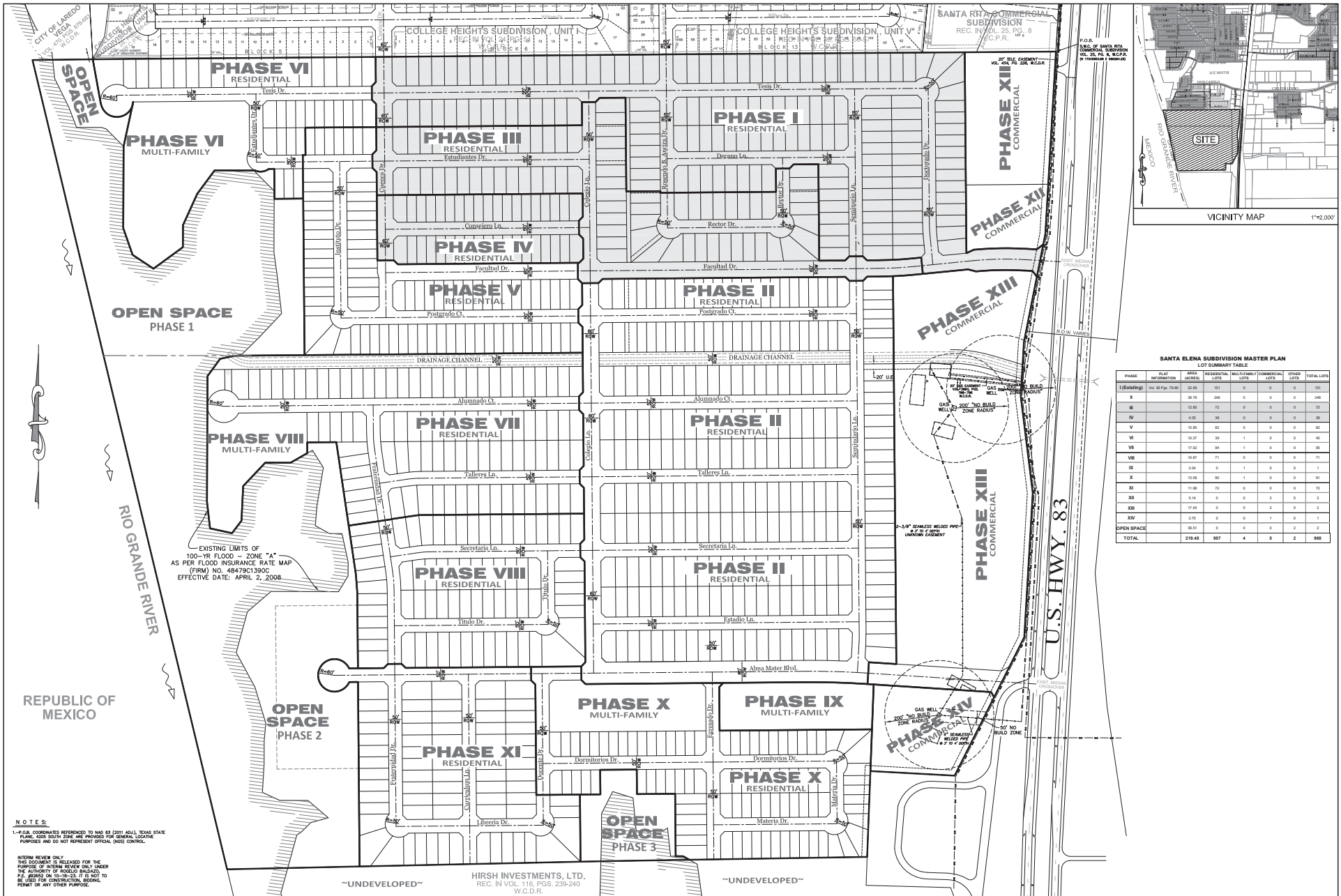


VICINITY MAP

1"=2,000'

## **NOTES:**

- 1.—P.O.B. COORDINATES REFERENCED TO NAD 83 (2011 ADJ.), TEXAS STATE PLANE, 4205 SOUTH ZONE ARE PROVIDED FOR GENERAL LOCATIVE PURPOSES AND DO NOT REPRESENT OFFICIAL (NGS) CONTROL.



**SANTA ELENA SUBDIVISION MASTER PLAN**  
LOT SUMMARY TABLE

PHASE	PLAT INFORMATION	AREA (ACRES)	RESIDENTIAL LOTS	MULTI-FAMILY LOTS	COMMERCIAL LOTS	OTHER LOTS	TOTAL LOTS
I (EABING)	Vol. 38 Pgs. 7-10	22.80	151	0	0	0	151
II		28.73	248	0	0	0	248
III		12.85	72	0	0	0	72
IV		4.95	30	0	0	0	30
V		10.82	82	0	0	0	82
VI		10.27	39	1	0	0	40
VII		17.02	84	1	0	0	85
VIII		10.07	71	0	2	0	73
IX		2.24	0	1	0	0	1
X		13.58	90	1	0	0	91
XI		11.88	72	0	0	0	72
XII		5.14	0	0	2	0	2
XIII		17.04	0	0	2	0	2
XIV		2.75	0	0	1	0	1
OPEN SPACE		39.51	0	0	0	2	2
<b>TOTAL</b>		<b>219.48</b>	<b>987</b>	<b>4</b>	<b>2</b>	<b>2</b>	<b>995</b>

**NOTES:**  
1.-F.S.B. COORDINATES REFERENCED TO NAD 83 (2011 ADA TEXAS STATE PLANS, 4305 SOUTH DOME ARE PROVIDED FOR GENERAL LOCATIVE PURPOSES AND DO NOT REPRESENT OFFICIAL (NAD) CONTROL.

INTERIM REVIEW ONLY  
THIS DOCUMENT IS RELEASED FOR THE PURPOSE OF INTERIM REVIEW ONLY UNDER THE AUTHORITY OF RODOLFO BELLAZCO, P.E. #2858 ON 10-19-23. IT IS NOT TO BE USED FOR CONSTRUCTION, RECORD, PERMIT OR ANY OTHER PURPOSE.

EXISTING LIMITS OF 100-YR FLOOD - ZONE "A" AS PER FLOOD INSURANCE RATE MAP (FIRM) NO. 48479C1300C EFFECTIVE DATE: APRIL 2, 2008

<p>GRAPHIC SCALE IN FEET</p> <p>DATE : 02-20-19 REVISIONS : 03-20-19/01-06-22/04-19-23 10/18/23</p>	<p>VERTICAL SCALE : --- HORIZONTAL SCALE : 1"=150' (FULL) DRAWN : R.B. CHECKED : T.P.N./W.N. APPROVED : R.B./W.N. FIELD BOOK : ---</p>	<p>LEGEND: R.O.M. RIGHT OF WAY P.O.B. POINT OF BEGINNING M.C.P.R. MESS COUNTY PLAT RECORDS M.C.R. MESS COUNTY RECORDS B.S. BUILDING SETBACK U.L.E. UTILITY EASEMENT W.L. WATER LINE S.S.L. SANITARY SEWER LINE SET 1/2" IRON RON</p>	<p>304 E. CALTON RD. LAREDO, TEXAS 78041 TYPE F-6205 TBPLS F-101888 OFFICE (956) 724-3097 www.porrasnance.com</p>	<p>OWNER: HAPD HOLDINGS, LLC 3302 CUATRO VIENTOS DR. SUITE #239 LAREDO, TEXAS 78046 (956) 718-2892 PH (956) 718-2057 FAX</p>	<p>ENGINEER/SURVEYOR: PORRAS NANCE ENGINEERING 304 E. CALTON RD. P.O. BOX 1670 LAREDO, TEXAS 78044 (956) 724-3097 PH (956) 724-9208 FX</p>	<p>PROJECT DATA: ACRES : 219.48 ACRES LOTS : 988 TOTAL LOTS R.O.M. : VARIES B/B : VARIES</p>	<p>PLAN OF: <b>SANTA ELENA SUBDIVISION MASTER PLAN</b></p>	<p>SHEET: 1 OF 1</p>
---	--	--	---	--	--	--	--	--------------------------

**Planning and Zoning Commission- Regular**

Meeting Date: 11/02/2023

Staff Source: Amanda Pruneda, Planner II

APPLICANT: Farias Development, Ltd. C/O Ben Puig, P.E. ENGINEER: Camacho - Hernandez & Assoc., Arturo Camacho, P.E.

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**REQUEST:**

Review and consideration of the revision to the Embarcadero Southeast Quadrant Master plan. The intent is industrial and commercial. The purpose of this revision is to combine and renumber phases.

**PL-012-2024**

**District VII - Cm. Vanessa Perez**

**SITE:**

This 235.11-acre tract is located east of FM 1472 (Mines Road), south of Bob Bullock (Loop 20), and west of Interstate Highway 35. The zoning for this development is M-1 (Light Manufacturing District), B-4 (Highway Commercial District), and R-1A (Single-Family Reduced District). This Tract is located in District VII - Cm. Vanessa Perez.

**PROPOSED ACTION:**

**APPROVE SUBJECT TO THE FOLLOWING COMMENTS:**

**Planning:**

1. Submit a master plan revision to the City of Laredo Building Department GIS Division within 10 days of commission approval in a geo-referenced CAD file in accordance with Section 2-3.2(a)4 of the Subdivision Ordinance.
2. The developer has proposed to change names to Embarcadero Phase I and Phase II into Embarcadero Gateway Phase I and Embarcadero Phase II. However, subdivision names from a proposed phase of the master plan shall be consistent.
3. All phases in this master plan must be consistently named in order to avoid confusion as this master plan develops. Agenda items 7.B (Preliminary consideration of the plat of Embarcadero Gateway Phase II) and Agenda Item 8.A (Final consideration of the plat of Embarcadero Gateway, Phase I) which are both part of this master plan are not consistent with the name of Embarcadero Southeast Quadrant.
4. Access to FM 1472, Bob Bullock Loop, and Interstate Highway 35 is subject to review and approval by TX-DOT.
5. Comply with the vegetative buffering requirements of the Land Development Code as a portion of this tract is impacted by a first and third-order stream (§24-27-Land Development Code). Coordinate with the Environmental Department.
6. Identify all easements (§2-3.2 (b)(1)(iii)(e) - Subdivision Ordinance).
7. All improvements as per Subdivision Ordinance (§3-1B - Subdivision Ordinance).

**Engineering:** No comments submitted.

**Fire:** No comments submitted.

**Environmental:** No comments submitted.

**Water & Utilities:** No comments submitted.

**Traffic Safety:** No Comments submitted.

**Parks & Leisure:**

1. Provide street trees along the entire ROW and parking lot trees for each site plan.

**WEBB County App:** No comments submitted.

**AEP Engineers:** No comments submitted.

**U.I.S.D.:** No comments submitted.

**L.I.S.D.:** No comments submitted.

**AT&T:** No comments submitted.

NOTICE TO THE DEVELOPER:

**Planning:**

1. Only the utility easements within the plat boundaries are subject to change prior to plat recordation due to revisions by the utility companies.
2. All comments set forth herein are preliminary comments and not an exhaustive list. Additional comments may be added prior to final plat approval.

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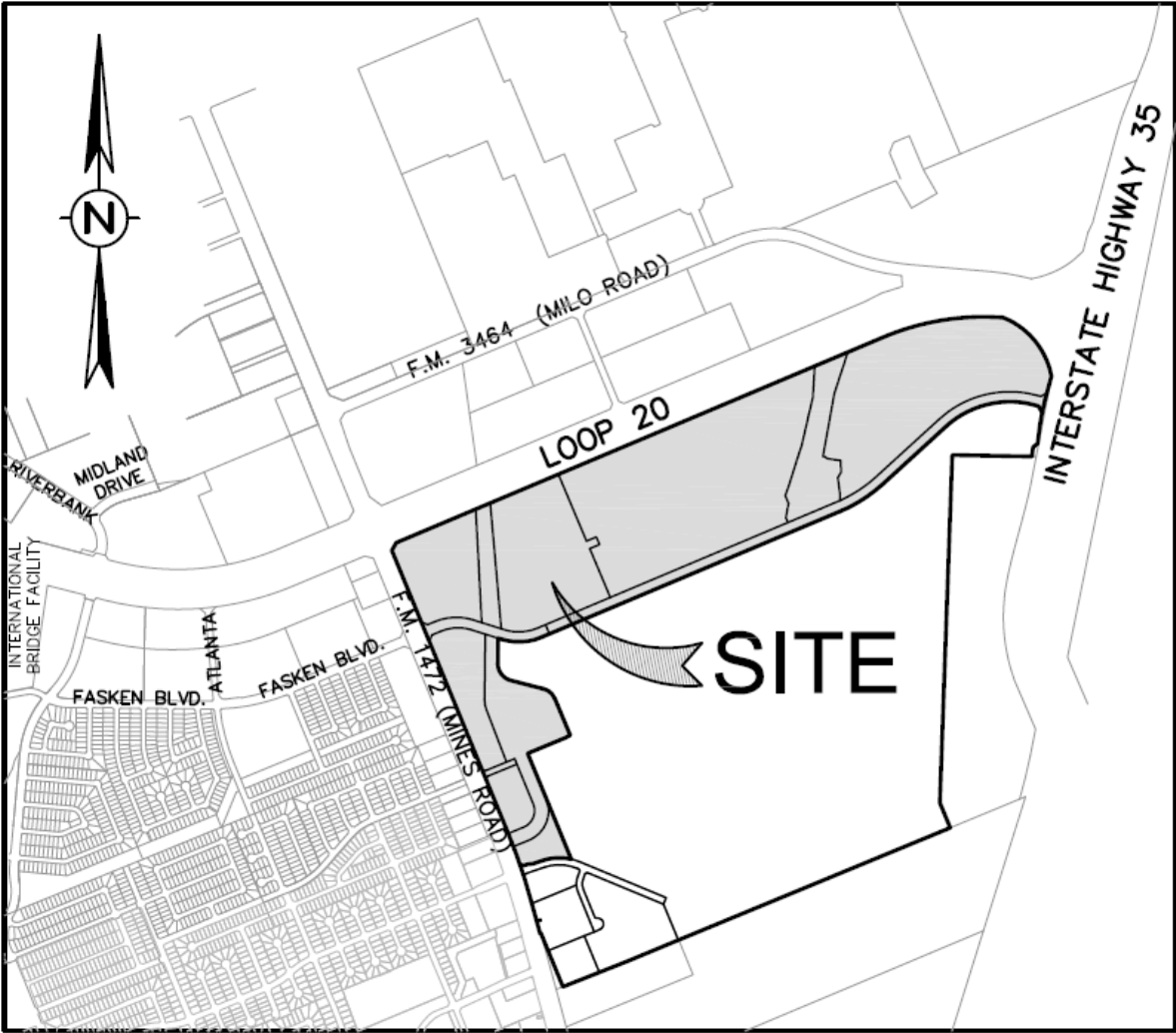
Attachments

Vicinity Map

Plat Notes

Masterplan Exhibit

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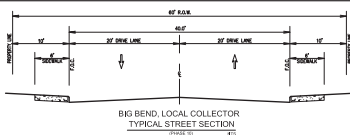
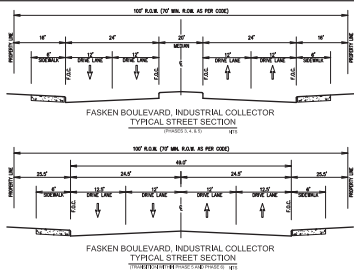
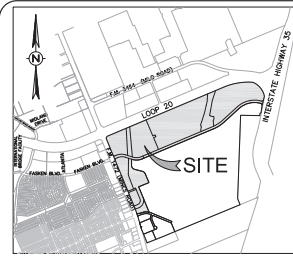


LOCATION MAP



**MASTER DEVELOPMENT PLAN NOTES:**

1. THIS MASTER DEVELOPMENT PLAN SUPERSEDES AND REPLACES ANY AND ALL PREVIOUSLY SUBMITTED MASTER DEVELOPMENT PLANS FOR THIS TRACT. ALL PREVIOUSLY APPROVED MASTER DEVELOPEMENT PLANS FOR THIS TRACT SUCH AS THE EMBARCADERO SOUTHEAST QUADRANT MASTER DEVELOPMENT PLAN (APPROVED 2010) SHALL BE RESCINDED UPON APPROVAL OF THIS MASTER DEVELOPMENT PLAN. OTHER AREAS SHOWN HEREIN SHALL BE MASTER PLANNED SEPARATELY BY A DIFFERENT OWNER.
2. THIS MASTER DEVELOPMENT PLAN SHALL COMPLY WITH ALL APPLICABLE SECTIONS OF THE CITY OF LAREDO LAND DEVELOPMENT CODE EFFECTIVE THE DATE OF THE PLAN APPROVAL.
3. EFFECTIVE 100-YEAR FLOODPLAIN BASED ON FEMA LETTER OF MAP REVISION (LOMR), LAS MANADAS CREEK TRIBUTARY 2A, CASE NO. 16-06-1464R, FEMA MAP NUMBER 48479C1185C, EFFECTIVE DATE: JULY 7, 2022.
4. REFER TO ZONING ORDINANCES NOS. 2021-0-177, 2021-0-178, 2021-0-179, 2021-0-180, AND 2021-0-181, FOR THE LATEST ZONING DESIGNATIONS.



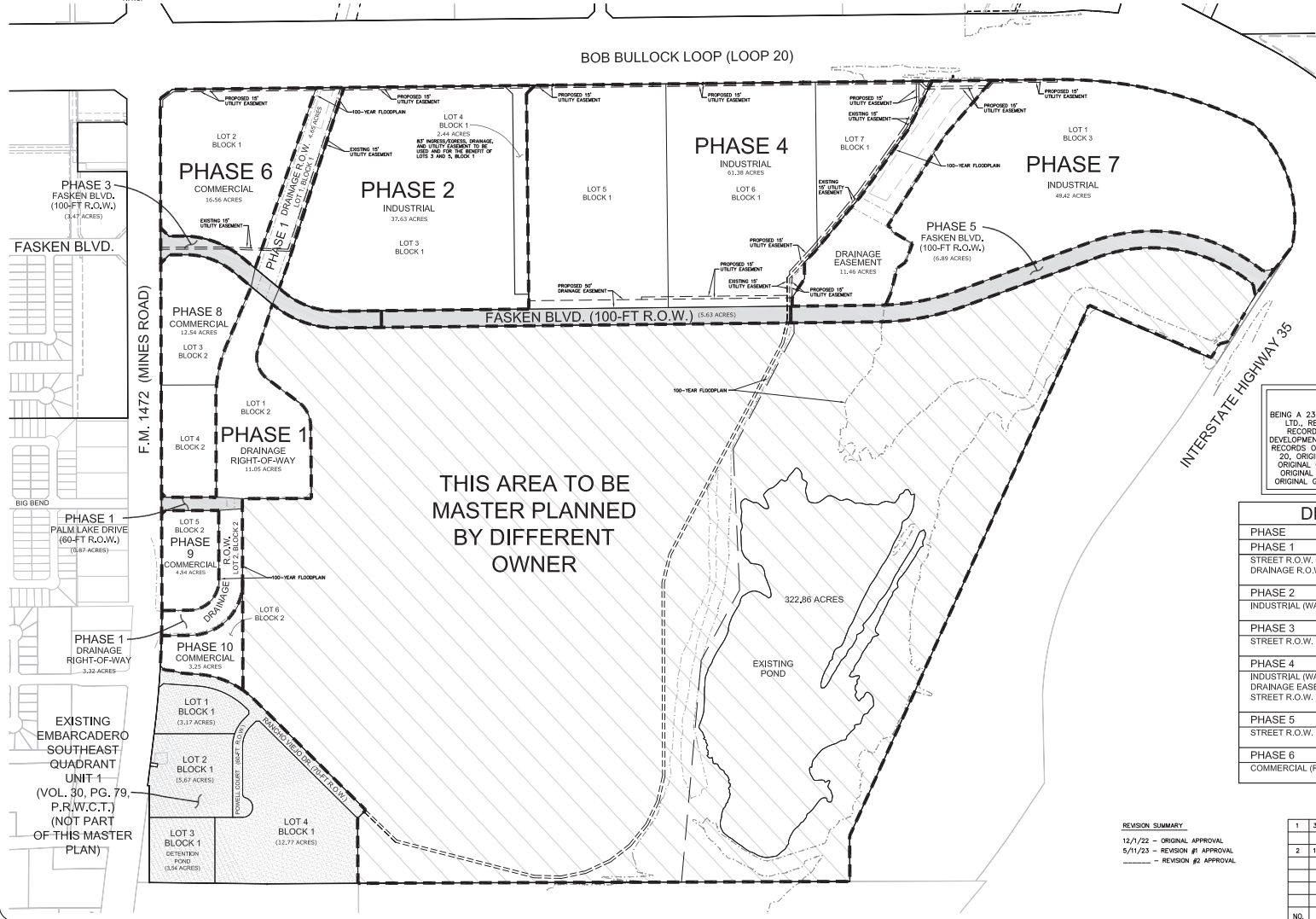
**MASTER DEVELOPMENT PLAN NOTES:**

1. THIS MASTER DEVELOPMENT PLAN SUPERSEDES AND REPLACES ANY AND ALL PREVIOUSLY SUBMITTED MASTER DEVELOPMENT PLANS FOR THIS TRACT. ALL PREVIOUSLY APPROVED MASTER DEVELOPMENT PLANS FOR THIS TRACT SUCH AS THE EMBARCADERO SOUTHEAST QUADRANT MASTER DEVELOPMENT PLAN (APPROVED 2010) SHALL BE RESCINDED UPON APPROVAL OF THIS MASTER DEVELOPMENT PLAN. OTHER AREAS SHOWN HEREIN SHALL BE MASTER PLANNED SEPARATELY BY A DIFFERENT OWNER.
2. THIS MASTER DEVELOPMENT PLAN SHALL COMPLY WITH ALL APPLICABLE SECTIONS OF THE CITY OF LAREDO LAND DEVELOPMENT CODE EFFECTIVE THE DATE OF THE PLAN APPROVAL.
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4. REFER TO ZONING ORDINANCES NOS. 2021-0-177, 2021-0-178, 2021-0-179, 2021-0-180, AND 2021-0-181, FOR THE LATEST ZONING DESIGNATIONS.

SCALE: 1" = 300'

**LEGEND**

NTS	NOT TO SCALE
R.O.W.	RIGHT OF WAY
	UNIT BOUNDARY
	APPROXIMATE LOCATION 100 YEAR FLOODPLAIN
	RIGHT-OF-WAY DEDICATION PLATS
U.E.	UTILITY EASEMENT
D.R.	DRAINAGE RIGHT-OF-WAY
D.E.	DRAINAGE EASEMENT
V.W.U.E.	VARIABLE-WIDTH UTILITY EASEMENT
E.E.	ELECTRIC EASEMENT
F.O.C.	FACE OF CURB
R.O.W.	RIGHT-OF-WAY



**OWNER & APPLICANT**

FARIAS DEVELOPMENT LTD.  
 CONTACT PERSON: BEN PUIG, P.E.  
 11110 MINES ROAD, SUITE 101  
 LAREDO, TEXAS 78045  
 TEL: (956) 791-5000  
 FAX: (956) 791-5055

**CIVIL ENGINEER**

CAMACHO-HERNANDEZ & ASSOCIATES  
 CONTACT PERSON: ARTURO CAMACHO, P.E.  
 415 EMBASSY OAKS, SUITE 205  
 SAN ANTONIO, TEXAS 78216  
 TEL: (210) 341-6200  
 FAX: (210) 341-6300

**MASTER DEVELOPMENT PLAN**  
 BEING A 235.10 ACRE TRACT OUT OF A 1,530.61 ACRE PARCEL, FASKEN, LTD., RECORDED IN VOLUME 370, PAGES 77-82, OFFICIAL PUBLIC RECORDS OF WEBB COUNTY, TEXAS, AND TRANSFERRED TO FARIAS DEVELOPMENT, LTD. IN VOLUME 4890, PAGES 425-437, OFFICIAL PUBLIC RECORDS OF WEBB COUNTY, TEXAS, SITUATED IN ABSTRACT 48, PORCION 20, ORIGINAL GRANTEE LEONARDO GARCIA, ABSTRACT 49, PORCION 21, ORIGINAL GRANTEE LEONARDO GARCIA, ABSTRACT 3284, SURVEY 2415, ORIGINAL GRANTEE F & I. FARIAS, AND ABSTRACT 277, PORCION 22, ORIGINAL GRANTEE MARIA DE JESUS SANCHEZ, CITY OF LAREDO, TEXAS.

**DEVELOPMENT SUMMARY**

PHASE	ACRES	PHASE	ACRES
PHASE 1	19.89	PHASE 7	49.42
STREET R.O.W.	0.87	INDUSTRIAL (WAREHOUSE)	49.42
DRAINAGE R.O.W.	19.02		
PHASE 2	40.07	PHASE 8	12.54
INDUSTRIAL (WAREHOUSE)	40.07	COMMERCIAL (RETAIL)	12.54
PHASE 3	3.47	PHASE 9	4.54
STREET R.O.W.	3.47	COMMERCIAL (RETAIL)	4.54
PHASE 4	78.47	PHASE 10	3.25
INDUSTRIAL (WAREHOUSE)	61.38	COMMERCIAL (RETAIL)	3.25
DRAINAGE EASEMENT	11.46		
STREET R.O.W.	5.63		
PHASE 5	6.89	TOTAL	235.10
STREET R.O.W.	6.89	INDUSTRIAL (WAREHOUSE)	150.87
		COMMERCIAL (RETAIL)	36.89
PHASE 6	16.56	STREET R.O.W.	16.86
COMMERCIAL (RETAIL)	16.56	DRAINAGE R.O.W.	19.02
		DRAINAGE EASEMENT	11.46

**REVISION SUMMARY**

1	3/22/23	REVISED SECTION OF FASKEN BLVD. FROM PHASE 1 TO PHASE 4, COMBINED PREVIOUS FASKEN BLVD. PHASES 4 AND 5 INTO PHASE 5.
2	10/18/23	REVISED LIMITS OF PHASES 2-4 AND RENUMBERED PHASES 5-10

NO.	DATE	REVISION

**GH CAMACHO-HERNANDEZ**  
 Engineers - Planning - Transportation - Urban Planning  
 5718 University Heights Blvd., Suite 102  
 Laredo, Texas 78045  
 Phone: (210) 341-6200, Fax: (210) 341-6300  
 TBPE Firm No. F-4778



**EMBARCADERO SOUTHEAST QUADRANT MASTER DEVELOPMENT PLAN**

**FARIAS DEVELOPMENT, LTD.**  
 11110 MINES ROAD, SUITE 101  
 LAREDO, TEXAS 78045

DATE: 10/18/23  
 DRAWN BY: P.N.  
 DESIGNED BY: P.N.  
 CHECKED BY: A.C.  
 REVIEWED BY: A.C.  
 PROJECT NUMBER: 31004-15

**SHEET 1 OF 1**

**Planning and Zoning Commission- Regular**

Meeting Date: 11/02/2023

Staff Source: Amanda Pruneda, Planner II

APPLICANT: HAPO Holdings, LLC

ENGINEER: Porras Nance

Engineering

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**REQUEST:**

Preliminary consideration of the plat of Santa Elena Subdivision, Phase II. The intent is residential.

**PL-010-2024**

**District II - Cm. Daisy Campos Rodriguez**

**SITE:**

This 38.685-acre tract of land is located west of Highway 83 and south of Don Camilo Boulevard. The zoning for this 248-lot is AG (Agricultural District). This tract is located in District II - Cm. Daisy Campos Rodriguez.

**PROPOSED ACTION:**

**APPROVE SUBJECT TO THE FOLLOWING COMMENTS:**

**Planning:**

1. Include the connection of Alma Matter Boulevard to US Highway 83 as part of Phase II as the reconfiguration of Phase II will contain 248 residential lots.
2. A zone change will be required for the intended use.
3. Provide plat note that prohibits access through Facultad Boulevard for Lots 1-24 Block 1
4. As per section 3-4 B.2 of the Subdivision Ordinance, the Developer has submitted notice of the intention to place utilities in the front of the lot. The front of the lot utility layout/schematics, as prepared by Developer's engineer, shall be submitted to plan review.
5. Conform to Section 24-56 of the Laredo Land Development Code (Parkland Dedication Requirements).
6. Identify all easements.
7. All improvements as per Subdivision Ordinance.

**Engineering:** No comments submitted.

**Fire:** No comments submitted.

**Environmental:** No comments submitted.

**Water & Utilities:** No comments submitted.

**Traffic Safety:** No comments submitted.

**Parks & Leisure:** No comments submitted.

**WEBB County App:** No comments submitted.

**AEP Engineers:** No comments submitted.

**U.I.S.D.:** No comments submitted.

**L.I.S.D.:** No comments submitted.

**AT&T:** No comments submitted.

NOTICE TO THE DEVELOPER:

**Planning:**

1. Only the utility easements within the plat boundaries are subject to change prior to plat recordation due to revisions by the utility companies.
2. All comments set forth herein are preliminary comments and not an exhaustive list. Additional comments may be added prior to final approval.

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Attachments

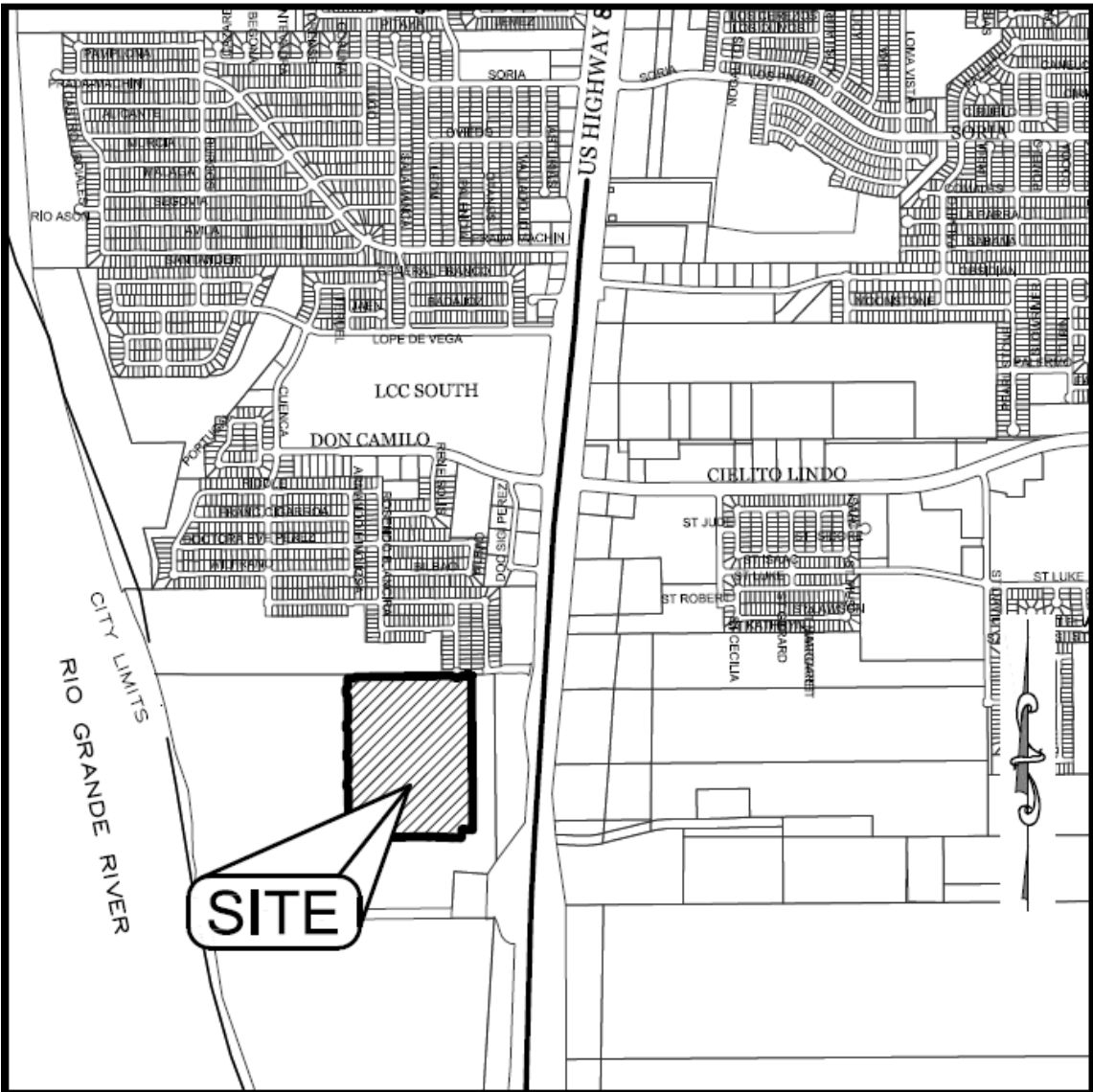
Vicinity Map

Plat Notes

Plat Exhibit

Front Lot Utilities

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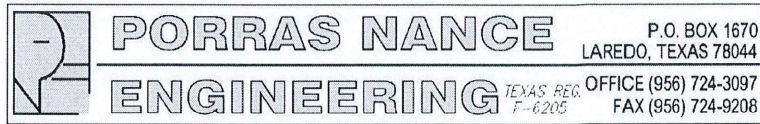
VICINITY MAP

1"=2,000'

## N O T E S:

- 1.- MAINTENANCE OF THE LANDSCAPING SHALL COMPLY WITH THE PROVISIONS OF APPENDIX F-2 OF SECTION 24-83 OF THE LAREDO LAND DEVELOPMENT CODE.
- 2.- THE SETBACKS SHALL BE DETERMINED BASED ON THE CURRENT ZONING IN ACCORDANCE TO SECTION 24.77.1 OF THE LAREDO LAND DEVELOPMENT CODE.
- 3.- DRIVEWAYS AND TREES WILL BE INSTALLED AT THE TIME OF ISSUANCE OF BUILDING PERMITS IN ACCORDANCE WITH THE LAREDO LAND DEVELOPMENT CODE.
- 4.- NO MORE THAN ONE SINGLE FAMILY DETACH DWELLING UNIT SHALL BE LOCATED ON AN INDIVIDUAL RESIDENTIAL LOT.
- 5.- ALL CURB CUTS SHALL COMPLY WITH THE TRANSPORTATION ELEMENT OF THE CITY OF LAREDO COMPREHENSIVE PLAN.
- 6.- BASIS OF BEARINGS & DISTANCES: GPS NAD 83 (2011 ADJ.) TEXAS STATE PLANE, 4205 SOUTH ZONE.
- 7.- P.O.B. COORDINATES REFERENCED TO NAD 83 (2011 ADJ.), TEXAS STATE PLANE, 4205 SOUTH ZONE ARE PROVIDED FOR GENERAL LOCATIVE PURPOSES AND DO NOT REPRESENT OFFICIAL (NGS) CONTROL.
- 8.- LOTS 1-21 BLOCK 6 SHALL BE PROHIBITED FROM HAVING ACCESS THROUGH ALMA MATER BLVD.





October 18<sup>th</sup>, 2023

Mr. Orlando D. Navarro  
Director  
City of Laredo Planning & Zoning Dept.  
1120 San Bernardo Ave.  
Laredo, Texas 78040

Mr. Juan M. Narvaez, Jr.  
Chairman  
City of Laredo Planning & Zoning Commission  
1110 Houston Street 2<sup>nd</sup> Floor  
Laredo, Texas 78040

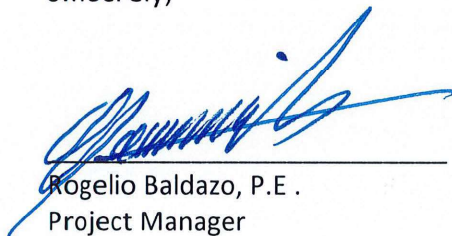
**Re: Santa Elena Subdivision, Phase II**

Mr. Navarro & Mr. Narvaez,

Please be advised that we are requesting to install utilities within a front yard utility easement on the above referenced project. We are providing this letter as our written notice of such per City of Laredo Subdivision Ordinance requirements.

Please call me if you should have any questions or need additional information.

Sincerely,



---

Rogelio Baldazo, P.E.  
Project Manager



**Planning and Zoning Commission- Regular**

Meeting Date: 11/02/2023

Staff Source: Amanda Pruneda, Planner II

APPLICANT: Farias Development, Ltd. C/O Mr.  
Ben Puig, P.E. ENGINEER:  
Camacho - Hernandez & Assoc.,  
Arturo Camacho, P.E.

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**REQUEST:**

Preliminary consideration of the plat of Embarcadero Gateway, Phase 2. The intent is industrial.

**PL-014-2024**

**District VII - Cm. Vanessa Perez**

**SITE:**

This 40.0721-acre tract is located south of Bob Bullock Loop (Loop 20) and east of FM 1472 (Mines Road). The zoning for this 1-lot development is M-1 (Light Manufacturing District). This tract is located in District VII - Cm. Vanessa Perez.

**PROPOSED ACTION:**

**APPROVE SUBJECT TO THE FOLLOWING COMMENTS:**

**Planning:**

1. The name of this plat is not consistent with the name of the master plan (Embarcadero Southeast Quadrant Master Plan). Change plat name as required.
2. Access to Bob Bullock Loop is subject to review and approval by TX-DOT.
3. Remove "site plan" elements from the face of the plat.
4. Clearly identify plat boundaries with heavy lines to indicate subdivided area.
5. Identify all easements.
6. All improvements as per Subdivision Ordinance.

**Engineering:** No comments submitted.

**Fire:** No comments submitted.

**Environmental:** No comments submitted.

**Water & Utilities:** No comments submitted.

**Traffic Safety:** No comments submitted.

**Parks & Leisure:** No comments submitted.

**Webb County App:** No comments submitted.

**AEP Engineers:** No comments submitted.

**U.I.S.D.:** No comments submitted.

**L.I.S.D.:** No comments submitted.

**AT&T:** No comments submitted.

NOTICE TO THE DEVELOPER:

**Planning:**

1. Only the utility easements within the plat boundaries are subject to change prior to plat recordation due to revisions by the utility companies.
2. All comments set forth herein are preliminary comments and not an exhaustive list. Additional comments may be added prior to final plat approval.

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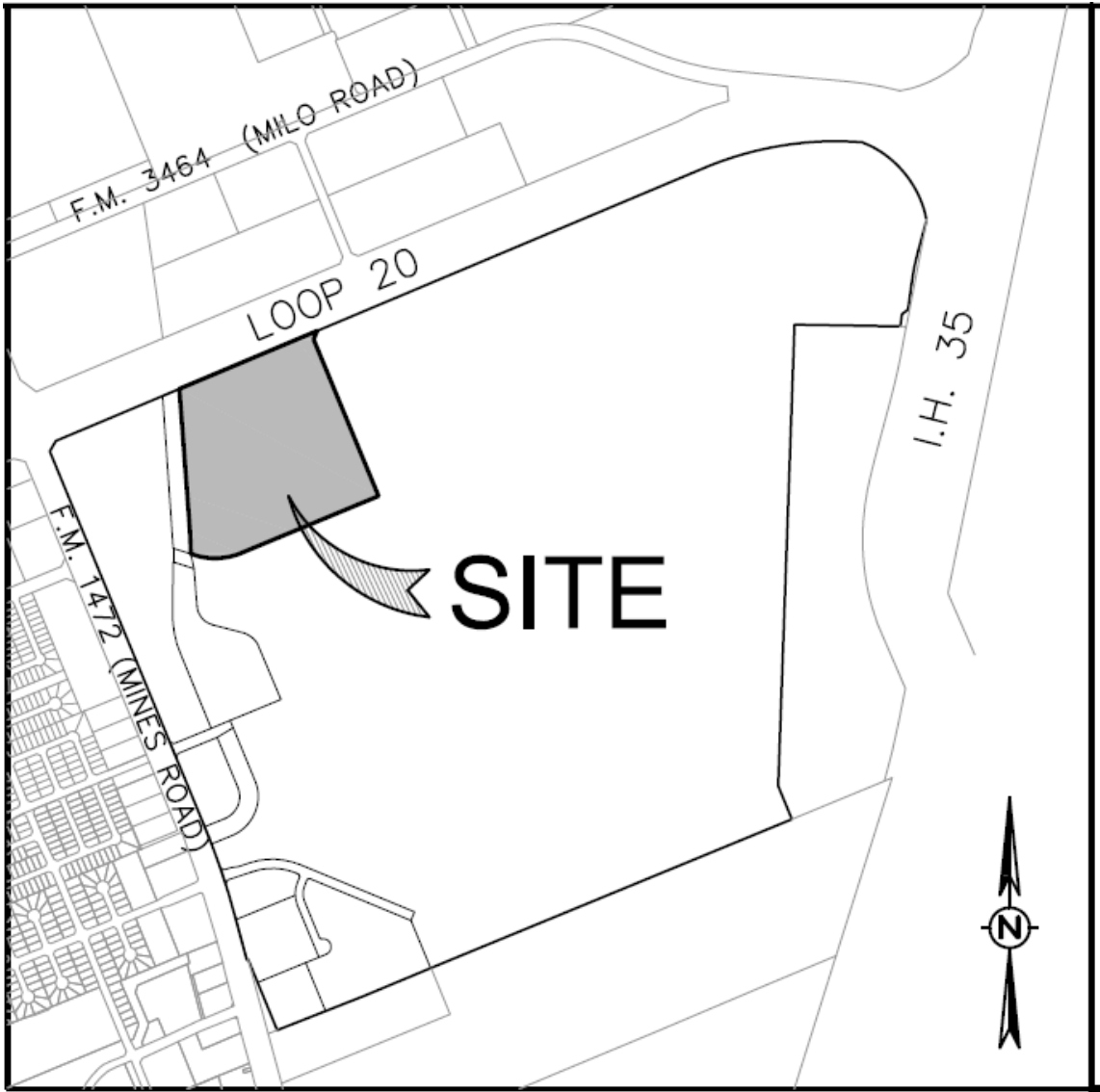
Attachments

Vicinity Map

Plat Notes

Plat Exhibit

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VICINITY MAP  
SCALE: 1"=2,000'

## NOTES:

1. SIDEWALKS 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. ALL IMPROVEMENTS AS PER SUBDIVISION ORDINANCE.
4. ACCESS ON BOB BULLOCK LOOP (LOOP 20) SHALL BE APPROVED BY TxDOT.

CERTIFICATION OF OWNER  
(FARIAS DEVELOPMENT, LTD.)  
STATE OF TEXAS  
COUNTY OF \_\_\_\_\_

I, \_\_\_\_\_, THE \_\_\_\_\_ OF FARIAS DEVELOPMENT, LTD., THE GENERAL PARTNER OF FARIAS DEVELOPMENT, LTD. (HEREINAFTER REFERRED TO AS "FARIAS DEVELOPMENT, 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 CONSIDERATIONS THEREIN STATED. GIVEN MY HAND AND SEAL OF OFFICE THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_.

FARIAS DEVELOPMENT, LTD., A TEXAS LIMITED PARTNERSHIP BY ITS GENERAL PARTNER, FARIAS MANAGEMENT, L.L.C., A TEXAS LIMITED LIABILITY COMPANY

BY: \_\_\_\_\_  
PRINT NAME: CHARLES F. HEDGES, JR.  
PRINT TITLE: SENIOR VICE PRESIDENT

STATE OF TEXAS  
COUNTY OF \_\_\_\_\_  
BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED \_\_\_\_\_ OF FARIAS MANAGEMENT, L.L.C., THE GENERAL PARTNER OF FARIAS DEVELOPMENT, 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 CONSIDERATIONS THEREIN STATED. GIVEN MY HAND AND SEAL OF OFFICE THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_.

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

CERTIFICATE OF ENGINEER

STATE OF TEXAS  
COUNTY OF BEHAR  
I HEREBY CERTIFY THAT PROPER ENGINEERING CONSIDERATION HAS BEEN GIVEN THIS \_\_\_\_\_ AND THAT THIS PLAN CORRECTLY REPRESENTS THE RESULTS OF A SURVEY MADE ON THE GROUND UNDER MY SUPERVISION AND DIRECTION AND WILL BE MADE ACCORDING TO THE LAW AND THE RULES AND REGULATIONS AND WILL BE MADE ACCORDING TO THE RULES AND REGULATIONS AND WILL BE MADE ACCORDING TO THE RULES AND REGULATIONS EXCEPT FOR THOSE VARIANCES THAT MAY BE GRANTED BY THE PLANNING COMMISSION OF THE CITY OF LAREDO, TEXAS.



ARTURO CAMACHO JR.  
REGISTERED PROFESSIONAL ENGINEER NO. 91711  
DATE: \_\_\_\_\_

CERTIFICATE OF SURVEYOR

STATE OF TEXAS  
COUNTY OF WEBB  
I, ROBERT J. GILPIN, REGISTERED PROFESSIONAL LAND SURVEYOR DO HEREBY CERTIFY THAT THIS PLAN CORRECTLY REPRESENTS THE RESULTS OF A SURVEY MADE ON THE GROUND UNDER MY SUPERVISION AND DIRECTION AND WILL BE MADE ACCORDING TO THE LAW AND THE RULES AND REGULATIONS AND WILL BE MADE ACCORDING TO THE RULES AND REGULATIONS EXCEPT FOR THOSE VARIANCES THAT MAY BE GRANTED BY THE PLANNING COMMISSION OF THE CITY OF LAREDO, TEXAS.



ROBERT J. GILPIN  
REGISTERED PROFESSIONAL LAND SURVEYOR NO. 5844  
DATE: \_\_\_\_\_  
GILPIN ENGINEERING COMPANY  
1100A IMPERIAL HWY., STE. 109  
LAREDO, TEXAS 78045

PLAT-APPROVAL CITY ENGINEER

I, \_\_\_\_\_, APPROVE THIS PLAN AND ACCOMPANYING CONSTRUCTION DRAWINGS IDENTIFIED HEREON AS \_\_\_\_\_ REGISTERED PROFESSIONAL ENGINEER NO. \_\_\_\_\_ AND I HEREBY CERTIFY THAT THIS PLAN CORRECTLY REPRESENTS THE RESULTS OF A SURVEY MADE ON THE GROUND UNDER MY SUPERVISION AND DIRECTION AND WILL BE MADE ACCORDING TO THE LAW AND THE RULES AND REGULATIONS AND WILL BE MADE ACCORDING TO THE RULES AND REGULATIONS EXCEPT FOR THOSE VARIANCES THAT MAY BE GRANTED BY THE PLANNING COMMISSION OF THE CITY OF LAREDO, TEXAS.

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

PLANNING COMMISSION APPROVAL

THIS PLAN, EMBARCADERO GATEWAY - PHASE 2, 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 \_\_\_\_\_, 20\_\_\_\_.

JUAN V. BARRAZA JR.  
CHAIRMAN  
DATE: \_\_\_\_\_

ATTESTMENT OF PLANNING COMMISSION APPROVAL

THE CITY OF LAREDO PLANNING COMMISSION APPROVED THE FILING FOR RECORD OF THIS PLAN AT A PUBLIC MEETING HELD ON THE \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_. THE MINUTES OF SAID MEETING REFLECT SUCH APPROVAL.

DEBRAKE D. WARRIOR  
PLANNING DEPARTMENT  
DATE: \_\_\_\_\_

CERTIFICATION OF COUNTY CLERK

FILED FOR RECORD AT \_\_\_\_\_ O'CLOCK \_\_\_\_\_ M. ON THE \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_.

DEPUTY: \_\_\_\_\_  
COUNTY CLERK  
WEBB COUNTY, TEXAS

STATE OF TEXAS  
COUNTY OF WEBB  
I, \_\_\_\_\_, CLERK OF THE COUNTY COURT IN AND FOR THE WEBB COUNTY, DO HEREBY CERTIFY THAT THE FOREGOING INSTRUMENT DATED THE \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_, WITH ITS CERTIFICATE OF AUTHENTICATION WAS FILED FOR RECORD IN MY OFFICE ON THE \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_, AT \_\_\_\_\_ O'CLOCK \_\_\_\_\_ M. IN VOLUME \_\_\_\_\_ PAGE(S) \_\_\_\_\_ OF THE PLAT RECORDS OF SAID COUNTY.

DEPUTY: \_\_\_\_\_  
COUNTY CLERK  
WEBB COUNTY, TEXAS

NOTES:

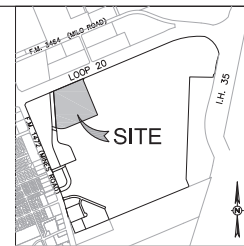
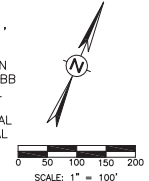
- SIDEWALKS AND TREES WILL BE INSTALLED AT THE TIME OF ISSUANCE OF BUILDING PERMITS IN ACCORDANCE WITH THE LAREDO LAND DEVELOPMENT CODE.
- ALL CURB CUTS SHALL COMPLY WITH THE TRANSPORTATION ELEMENT OF THE CITY OF LAREDO COMPREHENSIVE PLAN.
- ALL IMPROVEMENTS AS PER SUBDIVISION ORDINANCE.
- ACCESS ON BOB BULLOCK LOOP (LOOP 20) SHALL BE APPROVED BY TxDOT.

LEGEND

- IRON PIN FOUND
- 1/2" IRON ROD W/ CAP SET
- R.O.W. RIGHT-OF-WAY
- SSL BUILDING SETBACK LINE
- U.E. UTILITY EASEMENT
- S.S.E. SANITARY SEWER EASEMENT
- V.W.C.V.E. VARIABLE-WIDTH CLEAR VISION EASEMENT
- PRMCT PLAT RECORDS OF WEBB COUNTY, TEXAS
- CHPACT OFFICIAL PUBLIC RECORDS OF WEBB COUNTY, TEXAS
- FEMA FLOODPLAIN

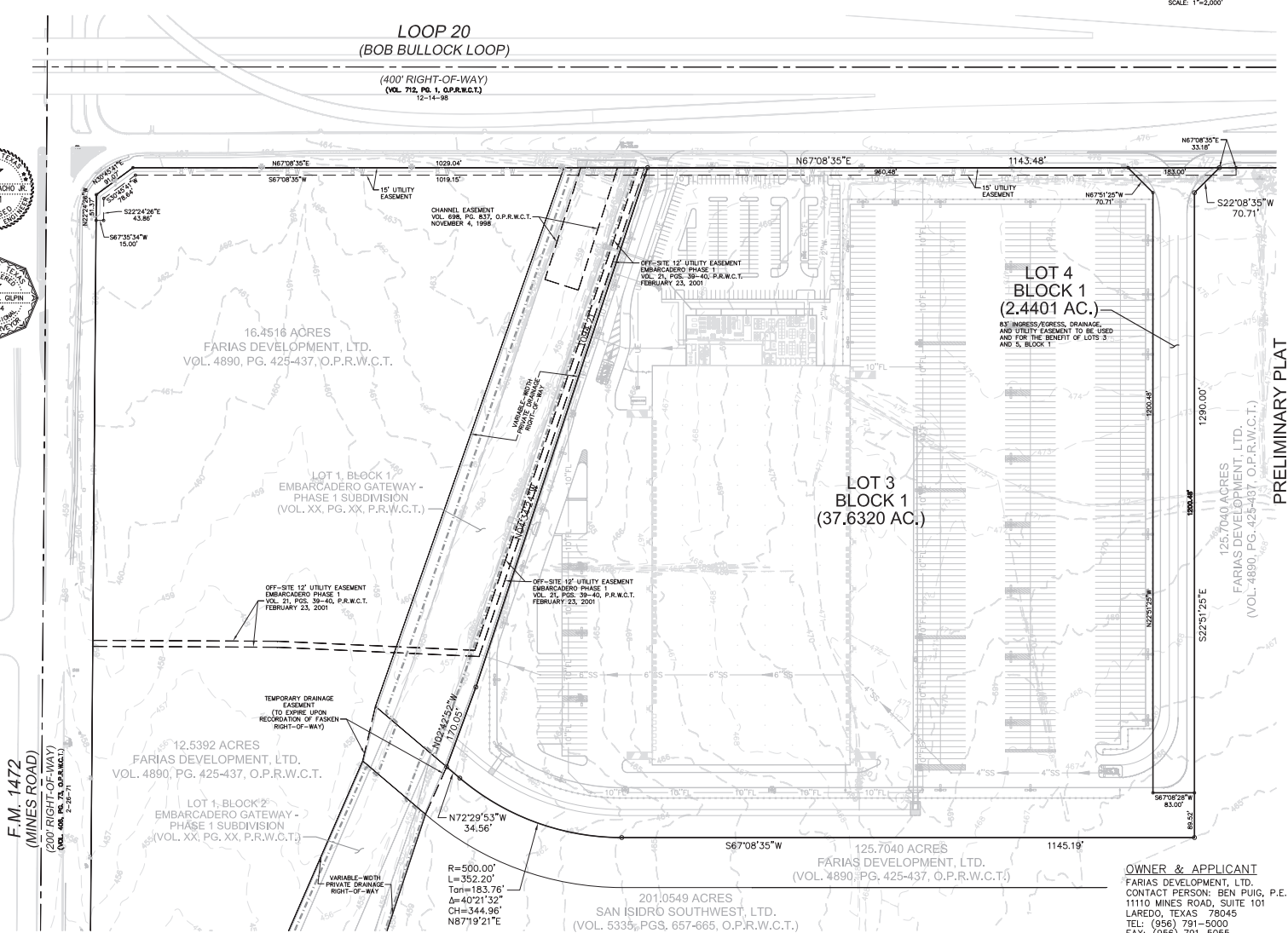
AREA BEING PLATTED

BEING 40.0721 ACRES AND ESTABLISHING LOTS 3 AND 4, BLOCK 1, OUT OF A 1,530.61 ACRE PARCEL, FASKEN, LTD., RECORDED IN VOLUME 370, PAGES 77-82, OFFICIAL PUBLIC RECORDS OF WEBB COUNTY, TEXAS, AND TRANSFERRED TO FARIAS DEVELOPMENT, LTD. IN VOLUME 4800, PAGES 425-437, OFFICIAL PUBLIC RECORDS OF WEBB COUNTY, TEXAS, SITUATED IN ABSTRACT 48, PORCION 20, ORIGINAL GRANTEE BAUTISTA GARCIA, ABSTRACT 49, PORCION 21, ORIGINAL GRANTEE LEONARDO GARCIA, ABSTRACT 3294, SURVEY 2415, ORIGINAL GRANTEE F & I. FARIAS, AND ABSTRACT 277, PORCION 22, ORIGINAL GRANTEE MARIA DE JESUS SANCHEZ, CITY OF LAREDO, TEXAS.



LOOP 20  
(BOB BULLOCK LOOP)

(400' RIGHT-OF-WAY)  
(VOL. 712, PG. 1, O.P.R.W.C.T.)  
12-14-98



F.M. 1472  
(MINES ROAD)  
(200' RIGHT-OF-WAY)  
(VOL. 408, PGS. 2-3, O.P.R.W.C.T.)

12,5392 ACRES  
FARIAS DEVELOPMENT, LTD.  
VOL. 4890, PG. 425-437, O.P.R.W.C.T.

LOT 1, BLOCK 2  
EMBARCADERO GATEWAY - PHASE 1 SUBDIVISION  
(VOL. XX, PG. XX, P.R.W.C.T.)

16,4516 ACRES  
FARIAS DEVELOPMENT, LTD.  
VOL. 4890, PG. 425-437, O.P.R.W.C.T.

LOT 1, BLOCK 1  
EMBARCADERO GATEWAY - PHASE 1 SUBDIVISION  
(VOL. XX, PG. XX, P.R.W.C.T.)

LOT 3  
BLOCK 1  
(37.6320 AC.)

LOT 4  
BLOCK 1  
(2,4401 AC.)

125,7040 ACRES  
FARIAS DEVELOPMENT, LTD.  
(VOL. 4890, PG. 425-437, O.P.R.W.C.T.)

201,0549 ACRES  
SAN ISIDRO SOUTHWEST, LTD.  
(VOL. 5335, PGS. 657-665, O.P.R.W.C.T.)

OWNER & APPLICANT  
FARIAS DEVELOPMENT, LTD.  
CONTACT PERSON: BEN PUIG, P.E.  
11110 MINES ROAD, SUITE 101  
LAREDO, TEXAS 78045  
TEL: (956) 791-5000  
FAX: (956) 791-5055

GILPIN ENGINEERING COMPANY  
9718 University Heights Blvd., Suite 102  
San Antonio, Texas 78209  
Phone: (214) 341-4200  
FAX: (214) 341-4200  
TYPE: FIRM NO. F-5478



EMBARCADERO GATEWAY - PHASE 2  
SUBDIVISION PLAT  
LAREDO, TEXAS

DATE: 10/18/23  
DRAWN BY: P.N.  
CHECKED BY: P.N.  
REVIEWED BY: A.C.  
PROJECT NUMBER: 310004-15

SHEET  
1  
OF 1

**Planning and Zoning Commission- Regular**

Meeting Date: 11/02/2023

Staff Source: Luis D. Vazquez, Planner I

APPLICANT: Eric Gromacki ENGINEER:  
Howland Engineering &  
Surveying, Co.

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**REQUEST:**

Preliminary consideration of the plat of Laredo Logistics at Port Laredo Industrial Park, Phase I. The intent is industrial.

**PL-248-2023**

**District VI - Cm. Dr. David Tyler King**

**SITE:**

This 84.12-acre tract is located east of Interstate Highway 35 (IH-35) and north of Union Pacific Railroad Port Yard. The zoning for this 3-lot development is M-1 (Light Manufacturing District) and M-2 (Heavy Manufacturing District). This tract is located in District VI - Cm. Dr. David Tyler King.

**PROPOSED ACTION:**

**APPROVE SUBJECT TO THE FOLLOWING COMMENTS:**

**Planning:**

1. This plat is contingent upon the construction of "Rail Road Drive" as identified in the plat of Port Laredo Industrial Park, Block 1, Unit I which received preliminary plat approval on June 1, 2023.
2. Revise plat name to Port Laredo Industrial Park, Uni 1, Block 2 as shown on the master plan approved by P&Z on June 1, 2023.
3. Identify the intended use for Lot 2, Block 1 which is located in the floodplain. If the lot will be unbuildable/uninhabitable, provide a plat note.
4. Add plat note indicating that the finished floor and all mechanical equipment must be elevated 18' above the Base Flood Elevation (§ 24.69.5 A & § 24.69.7 B - Land Development Code).
5. Provide Base Flood Elevations (§ 24.69.7 C - Land Development Code).
6. Modify Planning Commission Approval Certificate to reflect Juan M. Narvaez, Jr as Chairman.
7. Identify all easements.
8. All improvements as per Subdivision Ordinance.

**Engineering:** No comments submitted.

**Fire:** No comments submitted.

**Environmental:** No comments submitted.

**Water & Utilities:** No comments submitted.

**Traffic Safety:**

1. Show access to the Lot (As per Subdivision Ordinance Handbook, Section 3-2).

**Parks & Leisure:** No comments submitted.

**WEBB County App:** No comments submitted.

**AEP Engineers:** No comments submitted.

**U.I.S.D.:** No comments submitted.

**L.I.S.D.:** No comments submitted.

**AT&T:** No comments submitted.

NOTICE TO THE DEVELOPER:

**Planning:**

1. Only the utility easements within the plat boundaries are subject to change prior to plat recordation due to revisions by the utility companies.
2. All comments set forth herein are preliminary comments and not an exhaustive list. Additional comments may be added prior to final plat approval.

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Attachments

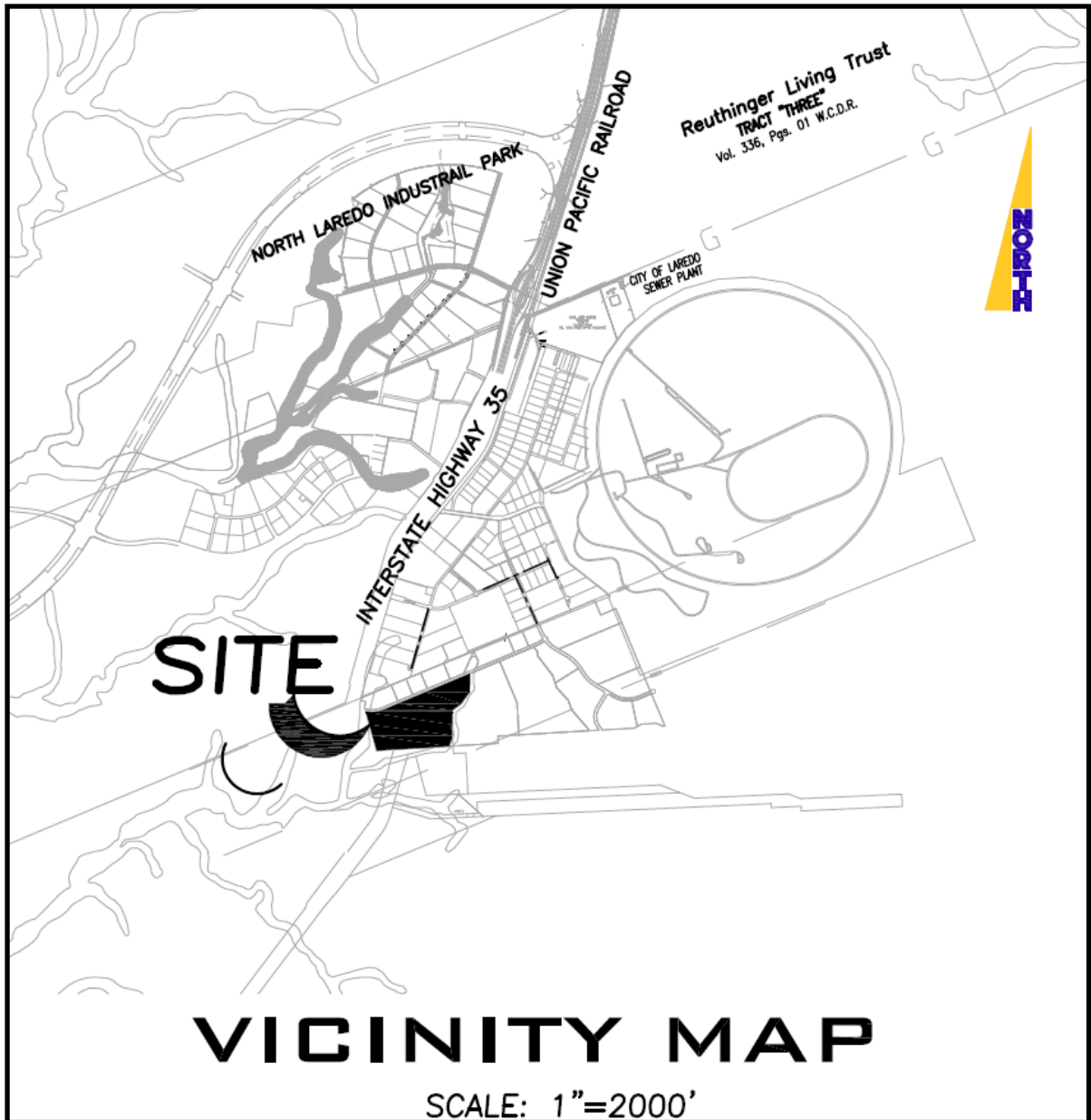
Vicinity Map

Plat Notes

Plat Exhibit

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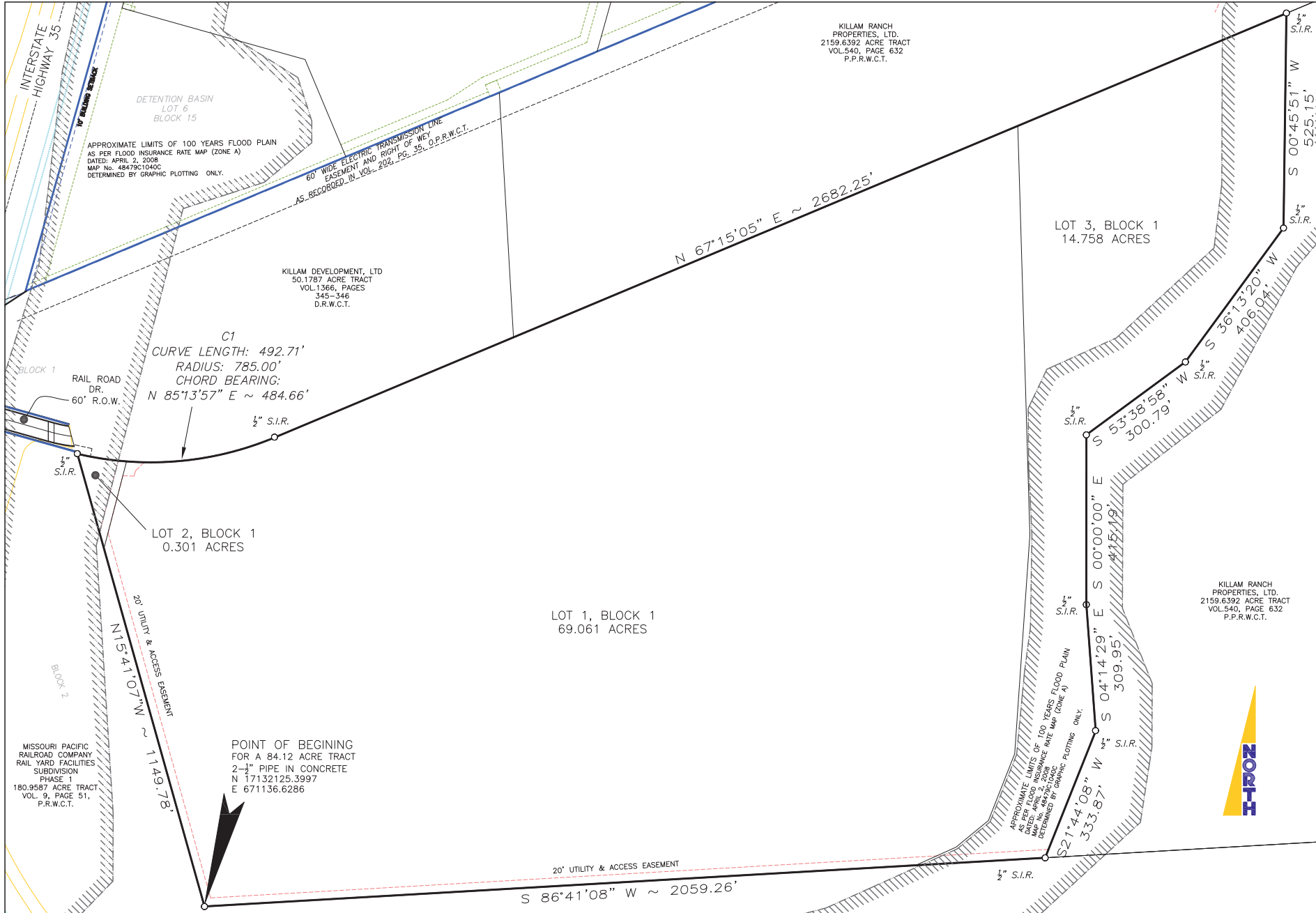
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## NOTES:

- 1.) SET IRON RODS SHOWN HEREON ARE CAPPED WITH YELLOW PLASTIC SURVEY CAPS MARKED "HOWLAND SURVEYING".
- 2.) ACCESS MUST BE PROVIDED FOR ALL UTILITY EASEMENTS IN ORDER TO MAINTAIN AND MONITOR THE INFRASTRUCTURE.
- 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.) SIDEWALKS, DRIVEWAYS AND TREES WILL BE INSTALLED AT THE TIME OF ISSUANCE OF BUILDING PERMITS IN ACCORDANCE WITH THE CITY OF LAREDO LAND DEVELOPMENT CODE.



KILLAM RANCH  
PROPERTIES, LTD.  
2159.6392 ACRE TRACT  
VOL.540, PAGE 632  
P.P.R.W.C.T.

DETENTION BASIN  
LOT 6  
BLOCK 15

APPROXIMATE LIMITS OF 100 YEARS FLOOD PLAIN  
AS PER FLOOD INSURANCE RATE MAP (ZONE A)  
DATED: APRIL 2, 2008  
MAP No. 4847901040C  
DETERMINED BY GRAPHIC PLOTTING ONLY.

60' WIDE ELECTRIC TRANSMISSION LINE  
EASEMENT AND RIGHT OF WAY  
AS RECORDED IN VOL. 202, PG. 39, O.P.R.W.C.T.

KILLAM DEVELOPMENT, LTD  
50.1787 ACRE TRACT  
VOL.1366, PAGES  
345-346  
D.R.W.C.T.

C1  
CURVE LENGTH: 492.71'  
RADIUS: 785.00'  
CHORD BEARING:  
N 85°13'57" E ~ 484.66'

N 67°15'05" E ~ 2682.25'

LOT 3, BLOCK 1  
14.758 ACRES

LOT 2, BLOCK 1  
0.301 ACRES

LOT 1, BLOCK 1  
69.061 ACRES

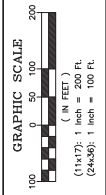
KILLAM RANCH  
PROPERTIES, LTD.  
2159.6392 ACRE TRACT  
VOL.540, PAGE 632  
P.P.R.W.C.T.

POINT OF BEGINNING  
FOR A 84.12 ACRE TRACT  
2-1/2" PIPE IN CONCRETE  
N 17132125.3997  
E 671136.6286

MISSOURI PACIFIC  
RAILROAD COMPANY  
RAIL YARD FACILITIES  
SUBDIVISION  
PHASE 1  
180.9587 ACRE TRACT  
VOL. 9, PAGE 51,  
P.R.W.C.T.

**HOWLAND**  
ENGINEERING AND SURVEYING CO.  
TYPE Firm Registration No. F40971 | Texas Firm Registration No. 10066440  
7815 N. Linderoth Ave. | Suite 100 | Dallas, TX, 75247  
www.howlandcompanies.com

OWNER:  
KILLAM RANCH  
PROPERTIES, LTD.  
KILLAM INDUSTRIAL  
DEVELOPMENT  
PARTNERSHIP, LTD



LAREDO LOGISTICS  
AT PORT LAREDO INDUSTRIAL PARK  
PHASE 1 OF LAND, more or less,  
situated in Webb County, Texas, out of a certain 43,378.8856 acre  
parent tract as described in Volume 540, Pages 632-634, and out  
of a certain 2159.6392 acre tract as described in Volume 1366,  
Pages 345-346 Webb County Official Public Records.

DRAWN BY: M.J.  
CHECKED BY: B.F.S.  
DRAWN DATE: 07.19.2023  
PLOTTED DATE:  
JOB No.:  
FILE NAME: PLAT  
STATUS: PRELIMINARY  
AS-BUILT:  
REVISED DATE:

SCALE: ( 24"x36" ) SHEET  
HOR: 1"=100' VER: N/A  
SCALE: ( 11"x17" ) SHEET  
HOR: 1"=200' VER: N/A

SHEET 1 OF 2



**LEGAL DESCRIPTION**  
84.12 ACRE TRACT

A TRACT OF LAND CONTAINING 84.12 ACRES (3,664,275.11 SF), more or less, being partially out of a tract of land said to contain 43,878.5855 acres (called) conveyed to Kilom Ranch Properties, Ltd. as recorded in Volume 540, Page 632, Official Public Records of Webb County, Texas and partially out of a tract of land said to contain 50.1787 acres, (called), conveyed to Kilom Development, Ltd as recorded in Volume 1633, Page 345-346, Official Public Records of Webb County, Texas, situated in Portion 15, Jose P. Garcia, Original Grantee Abstract 53, Webb County, Texas, and being more particularly described as follows:

BEGINNING at a found 2-3" dia. aluminum cap encased in concrete marked "JP No.4-CVH305" (nad 83 N:17132125.3997; E:671136.6286), being the southwest corner of said 50.1787 acre tract, also being an interior corner of the Missouri-Pacific Railroad Company Rail Yard Facilities Subdivision, Phase I, as recorded in Volume 9, Page 51, Plat Records of Webb County, Texas, for the southwest corner hereof and THE POINT OF BEGINNING;

THENCE, N 15°41'07" W, along the common boundary line of said 50.1787 acre tract and said Missouri-Pacific Railroad Company Rail Yard Facilities Subdivision, Phase I a distance 1,149.78 feet to a set 3" iron rod with Howland cap, for the northwest corner of this tract, same being on a non-tangent curve, having a radius of 785.00feet and chord of N 85°13'57" E ~ 484.66 feet;

THENCE, said curve left, an arc length of 492.71 feet to a set 3" iron rod with Howland cap for a point of tangency;

THENCE, N 67°15'05" E, over and across said 50.1787 acre tract and said 2,159.6392 acre tract, a distance of 2,682.25 feet to a set 1/2" iron rod with Howland cap, the Northeast corner hereof;

THENCE, over and across said 2,159.6392 acre tract to a set 3" iron rod with Howland cap, the following Bearings and Distances:

THENCE, S 00°45'51" W, a distance of 525.15 feet for a deflection right;

THENCE, S 36°13'20" W, a distance of 406.04 feet for a deflection right;

THENCE, S 53°38'58" W, a distance of 300.79 feet for an interior corner hereof;

THENCE, SOUTH, a distance of 415.19 feet for a deflection left;

THENCE, S 04°14'29" E, a distance of 309.95 feet for a deflection right;

THENCE, S 21°44'08" W, a distance of 333.87 feet being on the common boundary line of said 2,159.6392 acre tract and said Missouri-Pacific Railroad Company Rail Yard Facilities Subdivision, Phase I, for the southeast corner hereof;

THENCE, S 86°41'08" W, along the common boundary line of this tract and the Missouri-Pacific Rail Road Company Rail Yard Facilities Subdivision, Phase I, a distance 2,059.26 feet to the POINT OF BEGINNING containing 84.12 acres, more or less.

Basis of Bearings: Texas Coordinate System NAD 83, Texas, South Zone 4205.

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

I, \_\_\_\_\_ OF KILAM RANCH PROPERTIES, LTD. OWNER OF THE LAND SHOWN ON THIS PLAT AND DESIGNATED HEREIN AS LAREDO LOGISTICS AT PORT LAREDO INDUSTRIAL PARK, PHASE 1, IN THE CITY OF LAREDO, COUNTY OF WEBB, TEXAS, AND WHOSE NAME IS SUBSCRIBED 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.

\_\_\_\_\_/\_\_\_\_\_/\_\_\_\_\_  
DATE

STATE OF TEXAS:  
COUNTY OF \_\_\_\_\_:

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED \_\_\_\_\_ KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FORGING 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 \_\_\_\_\_, 2023.

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

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

I, \_\_\_\_\_ OF KILAM INDUSTRIAL DEVELOPMENT PARTNERSHIP, LTD. OWNER OF THE LAND SHOWN ON THIS PLAT AND DESIGNATED HEREIN AS LAREDO LOGISTICS AT PORT LAREDO INDUSTRIAL PARK, PHASE 1, IN THE CITY OF LAREDO, COUNTY OF WEBB, TEXAS, AND WHOSE NAME IS SUBSCRIBED 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.

\_\_\_\_\_/\_\_\_\_\_/\_\_\_\_\_  
DATE

STATE OF TEXAS:  
COUNTY OF \_\_\_\_\_:

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED \_\_\_\_\_ KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FORGING 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 \_\_\_\_\_, 2023.

NOTARY PUBLIC IN AND FOR THE \_\_\_\_\_ 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 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.



MIGUEL JIMENEZ, P.E. NO.144256 \_\_\_\_\_/\_\_\_\_\_/\_\_\_\_\_  
DATE

**CERTIFICATE OF SURVEYOR**

STATE OF TEXAS:  
COUNTY OF WEBB:

I, THE UNDERSIGNED, A 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 GROUND, THAT THE CORNER MONUMENTS SHOWN THEREON WHERE FOUND OR WILL BE PROPERLY PLACED UNDER MY SUPERVISION.



BERNAL F. SLIGHT, R.P.L.S. No. 5328 \_\_\_\_\_/\_\_\_\_\_/\_\_\_\_\_  
DATE

**PLAT-APPROVAL CITY ENGINEER**

I, RAMON E. CHAVEZ, HAVE REVIEWED THIS PLAT OF LAREDO LOGISTICS AT PORT LAREDO INDUSTRIAL PARK, PHASE 1, CITY OF LAREDO, TEXAS, PREPARED BY MIGUEL JIMENEZ, REGISTERED PROFESSIONAL ENGINEER, NO. 144256 AND DATED THE DAY OF JUNE 23, 2023, AND HAVE FOUND THEM IN COMPLIANCE WITH THE SUBDIVISION ORDINANCE OF THE CITY OF LAREDO, TEXAS.

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

**PLANNING COMMISSION APPROVAL**

THIS PLAT OF LAREDO LOGISTICS AT PORT LAREDO INDUSTRIAL PARK, PHASE 1, CITY OF LAREDO, TEXAS, HAS BEEN SUBMITTED TO AND CONSIDERED BY THE PLANNING COMMISSION OF THE CITY OF LAREDO, TEXAS, AND IS HEREBY APPROVED BY SUCH COMMISSION ON THE \_\_\_\_\_ DAY OF \_\_\_\_\_, 2023.

JUAN M. NARVAEZ - 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 \_\_\_\_\_, 2023, THE MINUTES OF SAID MEETING REFLECT SUCH APPROVAL.

ORLANDO D. NAVARRO \_\_\_\_\_/\_\_\_\_\_/\_\_\_\_\_  
DIRECTOR OF PLANNING DATE

**CERTIFICATE OF COUNTY CLERK**

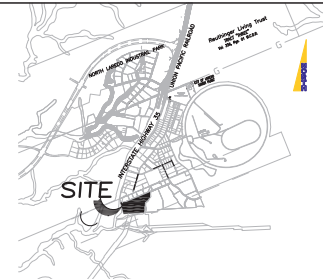
FILED OF RECORD AT \_\_\_\_O'CLOCK \_\_\_\_M. ON THE \_\_\_\_DAY OF \_\_\_\_\_, 2023

DEPUTY: \_\_\_\_\_ COUNTY CLERK  
WEBB COUNTY, TEXAS

STATE OF TEXAS:  
COUNTY OF WEBB:

I, MARGIE R. IBARRA, CLERK OF THE COUNTY COURT IN AND FOR THE WEBB COUNTY, DO HEREBY CERTIFY THAT THE FORGING INSTRUMENT DATED THE \_\_\_\_\_ DAY OF \_\_\_\_\_, 2022, WITH ITS CERTIFICATE OF AUTHENTICATION WAS FILED FOR RECORD IN MY OFFICE ON THE \_\_\_\_\_ DAY OF \_\_\_\_\_, 2023, AT \_\_\_\_O'CLOCK \_\_\_\_M. IN VOLUME \_\_\_\_\_ PAGE(S) \_\_\_\_\_ OF THE MAP RECORDS OF SAID COUNTY.

DEPUTY \_\_\_\_\_ COUNTY CLERK  
WEBB COUNTY, TEXAS \_\_\_\_\_/\_\_\_\_\_/\_\_\_\_\_  
DATE



**VICINITY MAP**  
SCALE: 1"=2000'

**NOTES:**

- 1.) SET IRON RODS SHOWN HEREON ARE CAPPED WITH YELLOW PLASTIC SURVEY CAPS MARKED "HOWLAND SURVEYING".
- 2.) ACCESS MUST BE PROVIDED FOR ALL UTILITY EASEMENTS IN ORDER TO MAINTAIN AND MONITOR THE INFRASTRUCTURE.
- 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.) SIDEWALKS, DRIVEWAYS AND TREES WILL BE INSTALLED AT THE TIME OF ISSUANCE OF BUILDING PERMITS IN ACCORDANCE WITH THE CITY OF LAREDO LAND DEVELOPMENT CODE.

**HOWLAND**  
ENGINEERING AND SURVEYING CO.  
REGISTERED PROFESSIONAL ENGINEER  
7615 N. Lindero Ave. Suite 100  
Laredo, TX, 78041  
P. 957.224.4111 F. 957.225.1414  
www.howlandcompanies.com

OWNER:  
KILAM RANCH PROPERTIES, LTD.  
KILAM INDUSTRIAL DEVELOPMENT PARTNERSHIP, LTD

LAREDO LOGISTICS AT PORT LAREDO INDUSTRIAL PARK  
PHASE 1  
A 84.12 ACRE (3,664,275.11 SF) TRACT OF LAND, more or less, situated in Webb County, Texas, out of a called 43,878.5855 acre parent tract as described in Volume 540, Pages 632-634, and out of a called 50.1787 acre tract as described in Volume 1633, Pages 345-346, Webb County Official Public Records.

DRAWN BY: M.J.  
CHECKED BY: B.F.S.  
DRAWN DATE: 07.19.2023  
PLOTTED DATE:  
JOB No.:  
FILE NAME: PLAT  
STATUS: PRELIMINARY  
AS-BUILT:  
REVISED DATE:

SCALE: ( 24"x36" ) SHEET  
HOR: 1"=100' VER: N/A  
SCALE: ( 11"x17" ) SHEET  
HOR: 1"=200' VER: N/A  
SHEET 2 OF 2

**Planning and Zoning Commission- Regular**

Meeting Date: 11/02/2023

Staff Source: Amanda Pruneda, Planner II

APPLICANT: Farias Development Ltd. C/O Ben  
Puig ENGINEER: Camacho  
Hernandez & Assoc. Arturo  
Camacho, P.E.

---

REQUEST:

Final consideration of the plat of Embarcadero Gateway, Phase I (formerly known as Embarcadero Southeast Quadrant, Phase I). The intent is for the dedication of right-of-way (Palm Lake Drive and drainage right-of-way).

**PL-013-2024**

**District VII - Cm. Vanessa Perez**

SITE:

This 20.2925-acre tract of land is located east of FM 1472 Road (Mines Road) and south of Bob Bullock Loop (Loop 20). The zoning for this 3-lot development is R-1A (Single Family Reduced Area District), B-4 (Highway Commercial District), and M-1 (Light Manufacturing District). This tract is located in District VII - Cm. Vanessa Perez.

PROPOSED ACTION:

**APPROVAL**

NOTICE TO THE DEVELOPER:

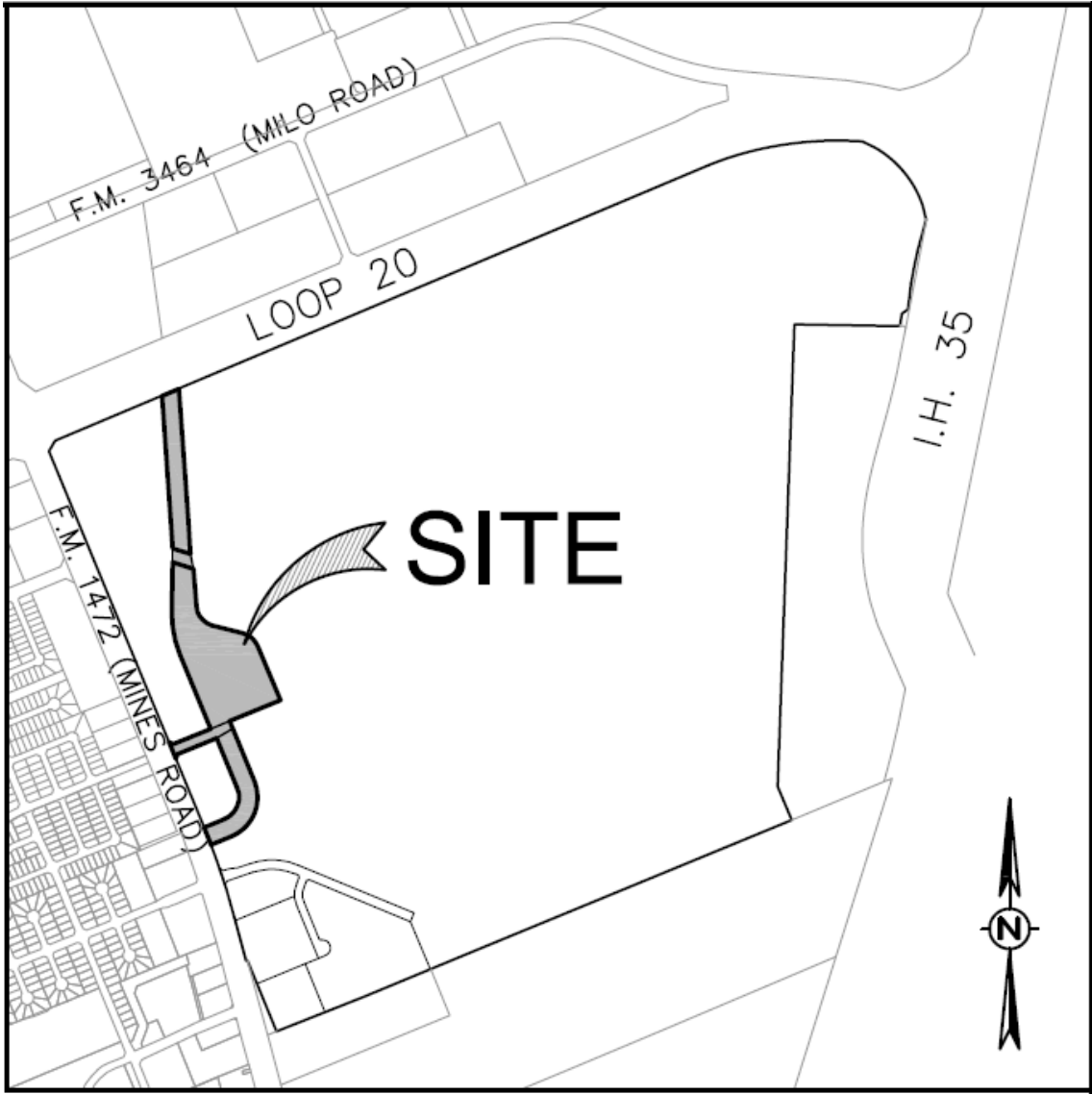
**Confirm final plat name based on Planning and Zoning Commission directive.**

---

Attachments

Vicinity Map  
Plat Notes  
Plat Exhibit

---



## NOTES:

1. SIDEWALKS 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. ALL IMPROVEMENTS AS PER SUBDIVISION ORDINANCE.
4. LOT 1, BLOCK 1, AND LOTS 1-2, BLOCK 2, SHALL BE PLATTED AS A PRIVATE DRAINAGE RIGHT-OF-WAY.
5. THE EARTHEN CHANNEL AND DETENTION POND WITHIN LOT 1, BLOCK 1, AND LOTS 1-2, BLOCK 2, ARE CONSIDERED PRIVATE AND SHALL BE THE RESPONSIBILITY OF THE PROPERTY OWNERS, OR THE PROPERTY OWNER'S ASSOCIATION, OR ITS SUCCESSORS OR ASSIGNS AND NOT THE RESPONSIBILITY OF THE CITY OF LAREDO OR WEBB COUNTY.

CERTIFICATION OF OWNER  
(FARIAS DEVELOPMENT, LTD.)  
STATE OF TEXAS  
COUNTY OF \_\_\_\_\_

THE OF FARIAS DEVELOPMENT, L.L.C., THE GENERAL PARTNER OF FARIAS DEVELOPMENT, LTD., THE INDIVIDUAL OWNER OF THE LAND SHOWN ON THIS PLAT AND DESIGNATED HEREIN AS "EMBARCADERO GATEWAY - PHASE 1" IN THE CITY OF LAREDO, COUNTY OF WEBB, TEXAS, HAS HEREBY DEEDED TO THE USE OF THE PUBLIC FOR ALL STREETS, DRAINAGE, EASEMENTS AND PUBLIC PLACES THEREON SHOWN FOR THE PURPOSE AND CONSIDERATION THEREIN EXPRESSED.

FARIAS DEVELOPMENT, LTD., A TEXAS LIMITED PARTNERSHIP BY ITS GENERAL PARTNER, FARIAS DEVELOPMENT, L.L.C., A TEXAS LIMITED LIABILITY COMPANY

BY: \_\_\_\_\_  
PRINT NAME: CHARLES F. HEDGES, JR.  
PRINT TITLE: SENIOR VICE PRESIDENT

STATE OF TEXAS  
COUNTY OF \_\_\_\_\_  
BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED \_\_\_\_\_ FARIAS DEVELOPMENT, L.L.C., THE GENERAL PARTNER OF FARIAS DEVELOPMENT, 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 CONSIDERATIONS THEREIN STATED, GIVEN MY HAND AND SEAL OF OFFICE THIS \_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_.

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

CERTIFICATE OF ENGINEER

STATE OF TEXAS  
COUNTY OF WEBB  
I, HENRY CAMACHO, REGISTERED PROFESSIONAL ENGINEER, HAVE 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 OF LAREDO, TEXAS.

HENRY CAMACHO, JR.  
REGISTERED PROFESSIONAL ENGINEER NO. 91711  
DATE \_\_\_\_\_



CERTIFICATE OF SURVEYOR

STATE OF TEXAS  
COUNTY OF WEBB  
I, ROBERT J. GILPIN, 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 AND WAS MADE ACCORDING TO THE LAWS AND THE RULES AND REGULATIONS OF THE TEXAS BOARD OF PROFESSIONAL LAND SURVEYING.

ROBERT J. GILPIN  
REGISTERED PROFESSIONAL LAND SURVEYOR NO. 5944  
DATE \_\_\_\_\_  
GILPIN ENGINEERING COMPANY  
11204 WILSON ROAD, STE. 109  
LAREDO, TEXAS 78045



PLAT-APPROVAL CITY ENGINEER

I HAVE REVIEWED THIS PLAT AND ACCOMPANYING CONSTRUCTION DRAWINGS IDENTIFIED THEREON AND HEREBY CERTIFY THAT THE SAME CONFORM TO THE SUBDIVISION ORDINANCE OF THE CITY OF LAREDO, TEXAS, 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, TEXAS.

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

PLANNING COMMISSION APPROVAL

THIS PLAT EMBARCADERO GATEWAY - PHASE 1 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 \_\_\_\_\_, 20\_\_.

JUAN M. NUNEZ, JR.  
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 \_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_, AT \_\_\_\_ O'CLOCK \_\_\_\_ M. IN VOLUME \_\_\_\_ PAGE(S) OF THE PLAT RECORDS OF SAID COUNTY.

DEANEO C. MORALES  
PLANNING DEPARTMENT  
DATE \_\_\_\_\_

CERTIFICATION OF COUNTY CLERK

FILED OF RECORD AT \_\_\_\_ O'CLOCK \_\_\_\_ M. ON THE \_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_.

DEPUTY: \_\_\_\_\_  
COUNTY CLERK  
WEBB COUNTY, TEXAS

STATE OF TEXAS  
COUNTY OF WEBB

\_\_\_\_\_, CLERK OF THE COUNTY COURT IN AND FOR THE WEBB COUNTY, DO HEREBY CERTIFY THAT THE FOREGOING INSTRUMENT DATED THE \_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_, WITH ITS CERTIFICATE OF AUTHENTICATION WAS FILED FOR RECORD IN MY OFFICE ON THE \_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_, AT \_\_\_\_ O'CLOCK \_\_\_\_ M. IN VOLUME \_\_\_\_ PAGE(S) OF THE PLAT RECORDS OF SAID COUNTY.

DEPUTY: \_\_\_\_\_  
COUNTY CLERK  
WEBB COUNTY, TEXAS  
DATE \_\_\_\_\_

NOTES:

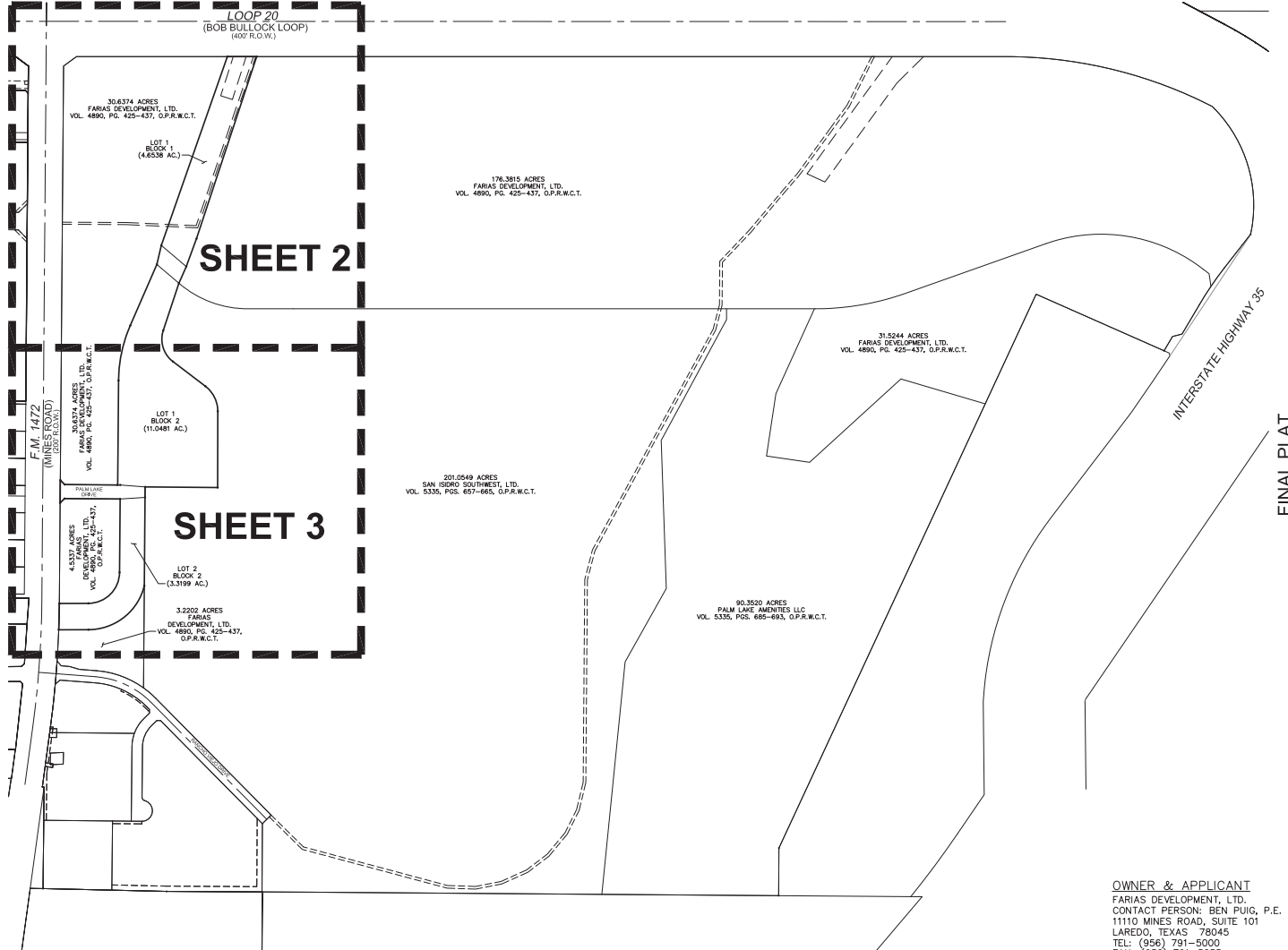
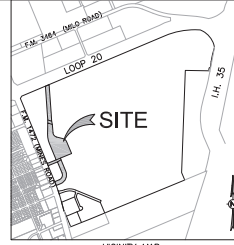
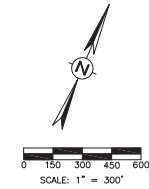
1. SIDEWALKS AND TREES WILL BE INSTALLED AT THE TIME OF ISSUANCE OF BUILDING PERMITS IN ACCORDANCE WITH THE LAREDO LAND DEVELOPMENT CODE.
2. ALL CURB CUTS SHALL COMPLY WITH THE TRANSPORTATION ELEMENT OF THE CITY OF LAREDO COMPREHENSIVE PLAN.
3. ALL IMPROVEMENTS AS PER SUBDIVISION ORDINANCE.
4. LOT 1, BLOCK 1, AND LOTS 1-2, BLOCK 2, SHALL BE PLATTED AS A PRIVATE DRAINAGE RIGHT-OF-WAY.
5. THE EARTHEN CHANNEL AND DETENTION POND WITHIN LOT 1, BLOCK 1, AND LOTS 1-2, BLOCK 2, ARE CONSIDERED PRIVATE AND SHALL BE THE RESPONSIBILITY OF THE PROPERTY OWNERS, OR THE PROPERTY OWNER'S ASSOCIATION, OR ITS SUCCESSORS OR ASSIGNS AND NOT THE RESPONSIBILITY OF THE CITY OF LAREDO OR WEBB COUNTY.

LEGEND

- IRON PIN FOUND
- 1/2" IRON ROD W/ CAP SET
- R.O.W. RIGHT-OF-WAY
- BSL BUILDING SETBACK LINE
- U.E. UTILITY EASEMENT
- S.S.E. SANITARY SEWER EASEMENT
- V.M.C.V.E. VARIABLE-WIDTH CLEAR VISION EASEMENT
- PRWCT PLAT RECORDS OF WEBB COUNTY, TEXAS
- ORPWCT OFFICIAL PUBLIC RECORDS OF WEBB COUNTY, TEXAS
- FEMA FLOODPLAIN

AREA BEING PLATTED

BEING 20,2925 ACRES AND ESTABLISHING LOT 1, BLOCK 1, LOTS 1-2, BLOCK 2, A TEMPORARY DRAINAGE EASEMENT, AND PALM LAKE DRIVE RIGHT-OF-WAY, OUT OF A 1,530.61 ACRE PARCEL, FASKEN, L.D., RECORDED IN VOLUME 370, PAGES 77-82, OFFICIAL PUBLIC RECORDS OF WEBB COUNTY, TEXAS, AND TRANSFERRED TO FARIAS DEVELOPMENT, LTD. IN VOLUME 4890, PAGES 425-437, OFFICIAL PUBLIC RECORDS OF WEBB COUNTY, TEXAS, SITUATED IN ABSTRACT 48, PORCION 20, ORIGINAL GRANTEE BAUTISTA GARCIA, ABSTRACT 49, PORCION 21, ORIGINAL GRANTEE LEONARDO GARCIA, ABSTRACT 3294, SURVEY 2415, ORIGINAL GRANTEE F & I. FARIAS, AND ABSTRACT 277, PORCION 22, ORIGINAL GRANTEE MARIA DE JESUS SANCHEZ, CITY OF LAREDO, TEXAS.



SHEET 2

SHEET 3

FINAL PLAT

EMBARCADERO GATEWAY - PHASE 1

SUBDIVISION PLAT  
LAREDO, TEXAS

OWNER & APPLICANT  
FARIAS DEVELOPMENT, LTD.  
CONTACT PERSON: BEN PUIG, P.E.  
11110 MINES ROAD, SUITE 101  
LAREDO, TEXAS 78045  
TEL: (956) 791-5000  
FAX: (956) 791-5055

**GILPIN**  
ENGINEERING COMPANY  
11204 WILSON ROAD, STE. 109  
LAREDO, TEXAS 78045  
FARIS 956.791.5000

**GH** GARCIA HERNANDEZ & ASSOCIATES, L.L.C.  
Engineering, Planning, Transportation, Market Research  
5718 University Heights Blvd., Suite 102  
LAREDO, TEXAS 78045  
Phone: (210) 341-6200 Fax: (210) 341-4300  
TYPE Form No. F-0479

**GILPIN**  
ENGINEERING COMPANY  
11204 WILSON ROAD, STE. 109  
LAREDO, TEXAS 78045  
FARIS 956.791.5000

DATE: 10/16/23	DRAWN BY: P.N.	DESIGNED BY: P.N.	CHECKED BY: A.C.	REVIEWED BY: A.C.	PROJECT NUMBER: 21000415
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SHEET  
**1**  
OF 3

**LOOP 20  
(BOB BULLOCK LOOP)**

(400' RIGHT-OF-WAY)  
VOL. 712, PG. 1, O.P.R.W.C.T.  
12-14-98

**AREA BEING PLATTED**

FIELD NOTES DESCRIBING A 20,208 ACRES TRACT, BEING OUT OF A FARIAS DEVELOPMENT, LTD. PROPERTY, RECORDED IN VOLUME 486, PAGES 424-437, OFFICIAL PUBLIC RECORDS OF WEBB COUNTY, TEXAS, HEREIN DESCRIBED TRACT, SITUATED IN PORTLAND, ABSTRACT 48, ORIGINAL GRANTEE LEONARDO GARCIA GARCIA AND PORTLAND, ABSTRACT 48, ORIGINAL GRANTEE LEONARDO GARCIA, WEBB COUNTY, TEXAS, BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

Commencing at a found TxDOT monument being the northwesterly corner of said Farias Development, LTD. Property and being the southeasterly corner of the intersection between Bob Bullock Loop and FM 1472;

Thence, N67°08'35"E, a distance of 651.87 feet, to a set 1/8 inch iron rod, for the POINT OF BEGINNING of HA 2012955 Acra Tract and the northwesterly corner hereof;

Thence, N10°18'51"E, with the common boundary between said Farias Development, LTD. Property and said Bob Bullock Loop, same being the northwesterly line of head-of-pond tract, a distance of 185.71 feet, to a set 1/8 inch iron rod, for the northwesterly corner hereof;

Thence, with the westerly line of head-of-pond tract, to a set 1/8 inch iron rod, for the following points of deflection hereof:  
S02°45'01"E, a distance of 1284.2 feet,  
S02°42'52"E, a distance of 710.0 feet,  
S02°02'02"E, a distance of 103.8 feet.

Thence, S04°35'42"E, with the common boundary between a 201,2549 Acra Tract, recorded in Volume 5335, Pages 642-653, OFFICIAL PUBLIC RECORDS OF WEBB COUNTY, TEXAS and head-of-pond tract, a distance of 236.68 feet, to a set 1/8 inch iron rod, for a point of curvature hereof;

Thence, along a curve to the left, with a chord bearing S40°07'01"E, 165.20 feet, subtended by an arc bearing a radius of 160.20 feet, with the common boundary between said 201,2549 Acra Tract and head-of-pond tract, a distance of 165.20 feet, to a set 1/8 inch iron rod, for a point of tangency hereof;

Thence, S78°39'49"E, with the common boundary between said 201,2549 Acra Tract and head-of-pond tract, a distance of 232.28 feet, to a set 1/8 inch iron rod, for a point being the start of a curve hereof;

Thence, along a curve to the right, with a chord bearing S49°12'47"E, 165.20 feet, subtended by an arc bearing a radius of 160.20 feet, with the common boundary between said 201,2549 Acra Tract and head-of-pond tract, a distance of 165.20 feet, to a set 1/8 inch iron rod, for a point of deflection hereof;

Thence, S22°46'23"E, with the common boundary between said 201,2549 Acra Tract and head-of-pond tract, a distance of 435.23 feet, to a set 1/8 inch iron rod, for the most easterly southeast corner hereof;

Thence, S67°33'34"W, with the common boundary between said 201,2549 Acra Tract and head-of-pond tract, a distance of 414.19 feet, to a set 1/8 inch iron rod, for an interior corner hereof;

Thence, S22°24'42"E, with the common boundary between said 201,2549 Acra Tract and head-of-pond tract, a distance of 563.32 feet, for a point being the start of a curve hereof;

Thence, along a curve to the right, with a chord bearing S28°49'49"W, 495.27 feet, subtended by an arc bearing a radius of 200.20 feet, with the common boundary between said 201,2549 Acra Tract and head-of-pond tract, a distance of 495.27 feet, to a set 1/8 inch iron rod, for a point of tangency hereof;

Thence, S87°02'22"W, with the southwesterly line of head-of-pond tract, a distance of 170.16 feet, to a set 1/8 inch iron rod situated on the common boundary between said Farias Development, LTD. Property and said FM 1472, for the most easterly southwest corner hereof;

Thence, along a curve to the left, with a chord bearing N1°28'54"W, 165.20 feet, subtended by an arc bearing a radius of 160.20 feet, with the common boundary between said Farias Development, LTD. Property and said FM 1472, same being the westerly line of head-of-pond tract, a distance of 165.20 feet, to a set 1/8 inch iron rod, for an interior corner hereof;

Thence, N17°02'02"E, with the westerly line of head-of-pond tract, a distance of 166.19 feet, to a set 1/8 inch iron rod, for a point of curvature hereof;

Thence, along a curve to the left, with a chord bearing N27°17'57"E, 205.44 feet, subtended by an arc bearing a radius of 175.20 feet, with the westerly line of head-of-pond tract, a distance of 205.44 feet, to a set 1/8 inch iron rod, for a point of tangency hereof;

Thence, N22°29'25"W, with the westerly line of head-of-pond tract, a distance of 419.27 feet, to a set 1/8 inch iron rod, for an interior corner hereof;

Thence, S67°33'34"W, with the westerly line of head-of-pond tract, a distance of 317.32 feet, to a set 1/8 inch iron rod, for a point of deflection hereof;

Thence, S22°35'24"W, with the westerly line of head-of-pond tract, a distance of 35.36 feet, to a set 1/8 inch iron rod situated on the common boundary between said Farias Development, LTD. Property and said FM 1472, for an exterior corner hereof;

Thence, N22°29'25"W, with the westerly line of head-of-pond tract, a distance of 139.20 feet, to a set 1/8 inch iron rod, for an exterior corner hereof;

Thence, S17°24'42"E, with the westerly line of head-of-pond tract, a distance of 35.36 feet, to a set 1/8 inch iron rod, for a point of deflection hereof;

Thence, N67°33'34"E, with the westerly line of head-of-pond tract, a distance of 303.20 feet, to a set 1/8 inch iron rod, for an interior corner hereof;

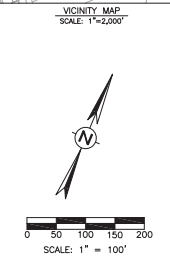
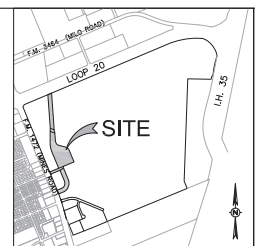
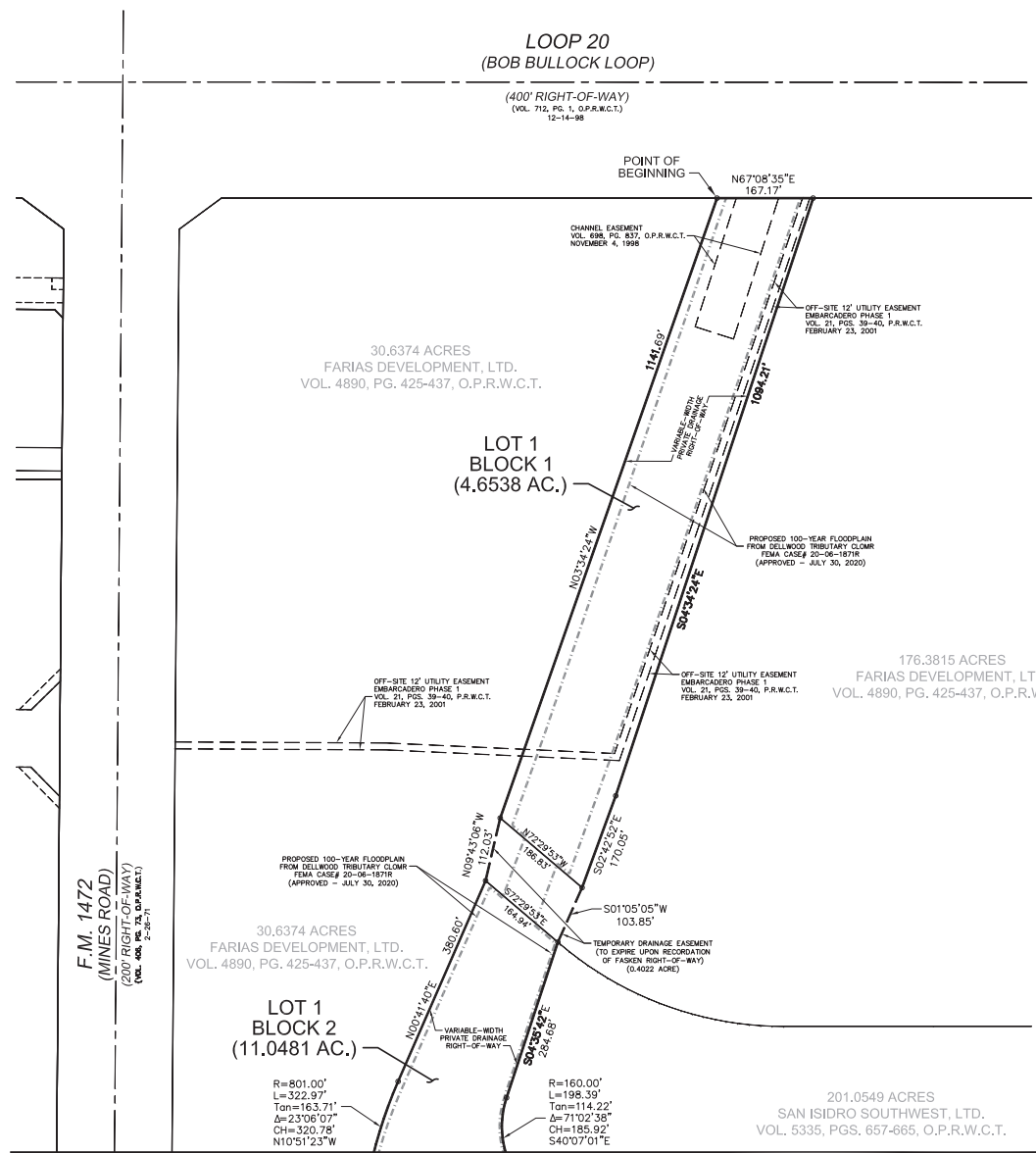
Thence, N22°29'25"W, with the westerly line of head-of-pond tract, a distance of 589.67 feet, to a set 1/8 inch iron rod, for a point of deflection hereof;

Thence, along a curve to the right, with a chord bearing N10°51'22"W, 305.78 feet, subtended by an arc bearing a radius of 301.20 feet, with the westerly line of head-of-pond tract, a distance of 305.78 feet, to a set 1/8 inch iron rod, for a point of tangency hereof;

Thence, N67°41'40"E, with the westerly line of head-of-pond tract, a distance of 380.60 feet, to a set 1/8 inch iron rod, for a point of deflection hereof;

Thence, N89°42'06"W, with the westerly line of head-of-pond tract, a distance of 112.23 feet, to a set 1/8 inch iron rod, for a point of deflection hereof;

Thence, N62°56'16"W, with the westerly line of head-of-pond tract, a distance of 1,141.69 feet, to said POINT OF BEGINNING containing within these notes and bounds 20,208 acres, more or less.



**GH CAMACHO IBERNARDEZ**  
ENGINEER & ARCHITECT  
5718 University Heights Blvd., Suite 102  
San Antonio, Texas 78203  
Phone: (214) 341-4300  
TXBE Firm No. F-6479

**GILPIN**  
ENGINEERING COMPANY  
15445 New Braunfels Highway  
15445 New Braunfels, Texas 78139  
Phone: (817) 727-1111  
TXBE Firm No. F-6479

**EMBARCADERO GATEWAY - PHASE 1**  
SUBDIVISION PLAT  
LAREDO, TEXAS

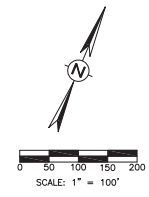
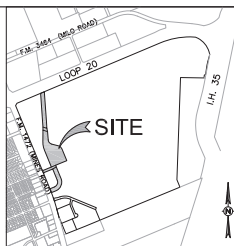
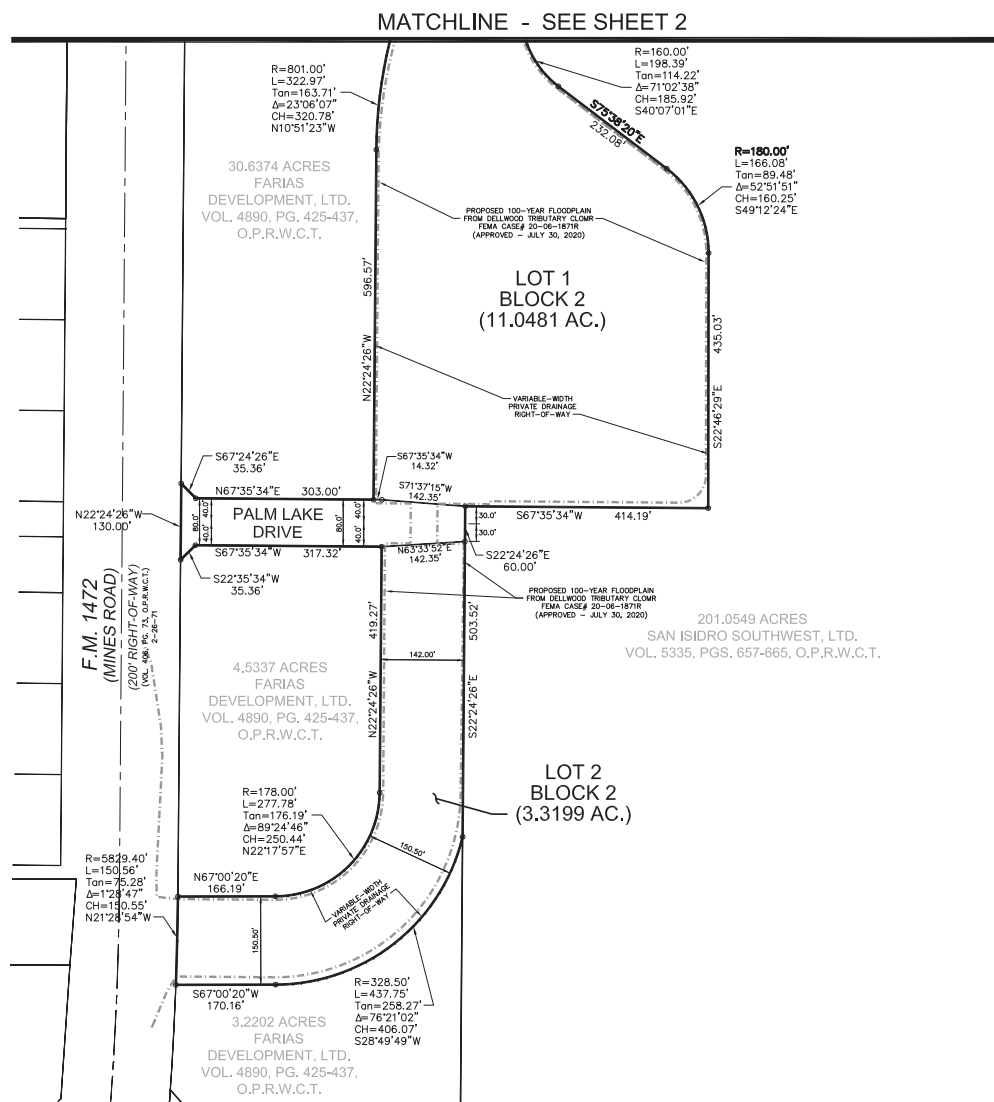
DATE: 10/19/23	PROJECT NUMBER: 13000415
DRAWN BY: P.N.	
DESIGNED BY: P.N.	
CHECKED BY: A.C.	
REVIEWED BY: A.C.	

**OWNER & APPLICANT**  
FARIAS DEVELOPMENT, LTD.  
CONTACT PERSON: BEN PUIG, P.E.  
1110 MINES ROAD, SUITE 101  
LAREDO, TEXAS 78045  
TEL: (956) 791-5000  
FAX: (956) 791-5055

**SHEET**  
**2**  
**OF 3**

MATCHLINE - SEE SHEET 3





**CH** CAMACHO-HERNANDEZ & ASSOCIATES, L.L.C.  
 Registered Professional Engineers - Civil  
 5718 Highway 170, Suite 102  
 San Antonio, Texas 78240  
 Phone: (210) 341-8200, Fax: (210) 341-4300  
 TBE Firm No. F4679

**GILPIN**  
 ENGINEERING COMPANY  
 12444 W. Loop West, Suite 100  
 Houston, Texas 77040  
 Phone: (281) 416-1100  
 Project No. 2020-01

FINAL PLAT  
 EMBARCADERO GATEWAY - PHASE 1  
 SUBDIVISION PLAT  
 LAREDO, TEXAS

DATE: 10/16/23
DRAWN BY: PHL
DESIGNED BY: PHL
CHECKED BY: A.C.
REVIEWED BY: A.C.
PROJECT NUMBER: 11000415

OWNER & APPLICANT  
 FARIAS DEVELOPMENT, LTD.  
 CONTACT PERSON: BEN PUIG, P.E.  
 11110 MINES ROAD, SUITE 101  
 LAREDO, TEXAS 78045  
 TEL: (956) 791-5000  
 FAX: (956) 791-5055

SHEET  
**3**  
 OF 3

**Planning and Zoning Commission- Regular**

Meeting Date: 11/02/2023

Staff Source: Amanda Pruneda, Planner II

APPLICANT: Portunus Holdings LLC

ENGINEER: Peua Consulting  
LLC, Oscar Castillo, P.E.

---

REQUEST:

Final consideration of the replat of Lot 1, Block 2 Pinnacle Industry Center - FM 1472, Unit 11 into Lot 1A & Lot 1B, Block 2 Pinnacle Industry Center FM 1472, Unit 11. The intent is industrial.

**PL-017-2024**

**District VII - Cm. Vanessa Perez**

SITE:

This 10.987-acre tract of land is located west of FM 1472 (Mines Road) and the northeast corner of Kraus Loop and Westpeak Road. The zoning for this 2-lot development is M-1 (Light Manufacturing District). This tract is located in District VII - Cm. Vanessa Perez.

PROPOSED ACTION:

**APPROVAL**

NOTICE TO THE DEVELOPER:

**N/A**

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Attachments

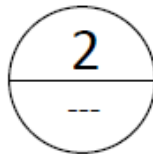
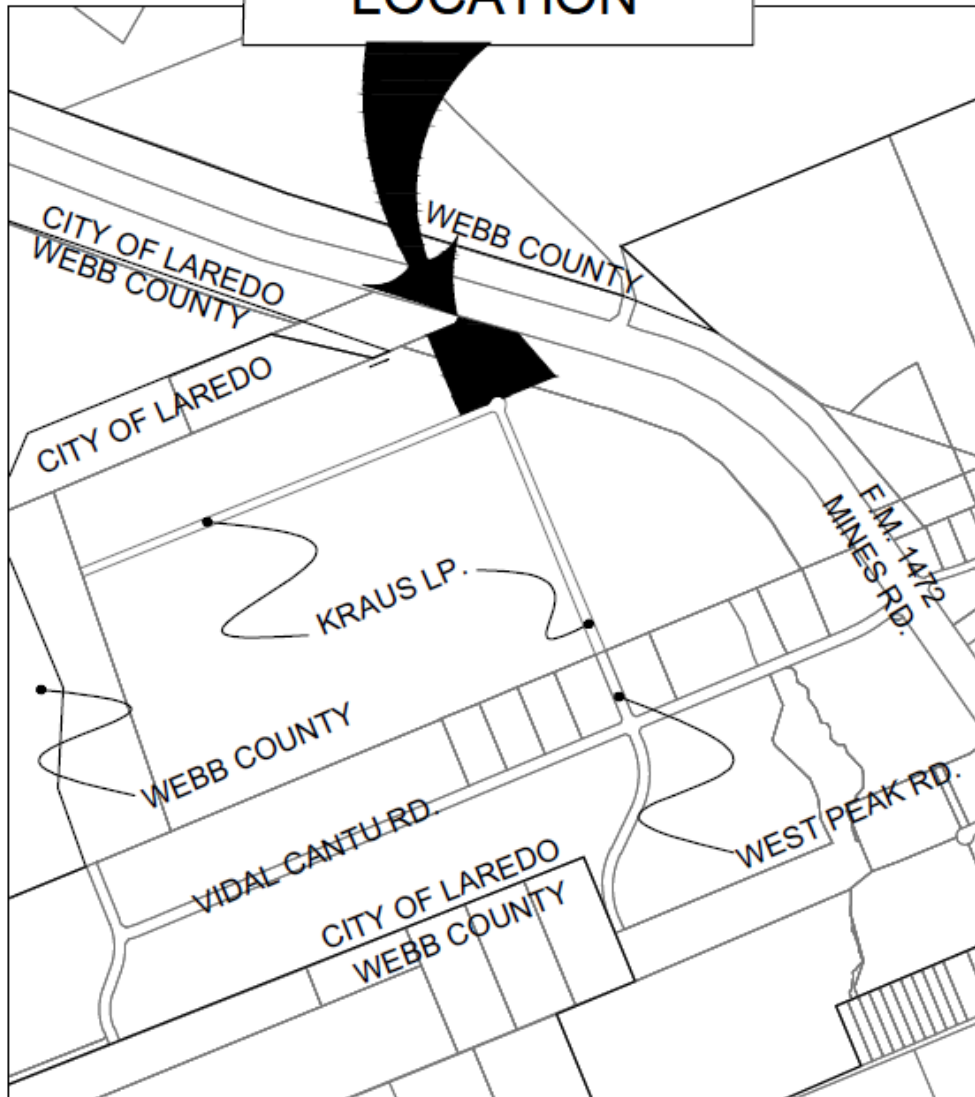
Vicinity Map

Plat Notes

Plat Exhibit

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# PLAT LOCATION



## VICINITY MAP

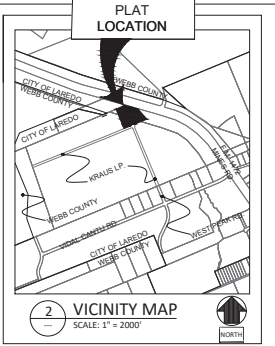
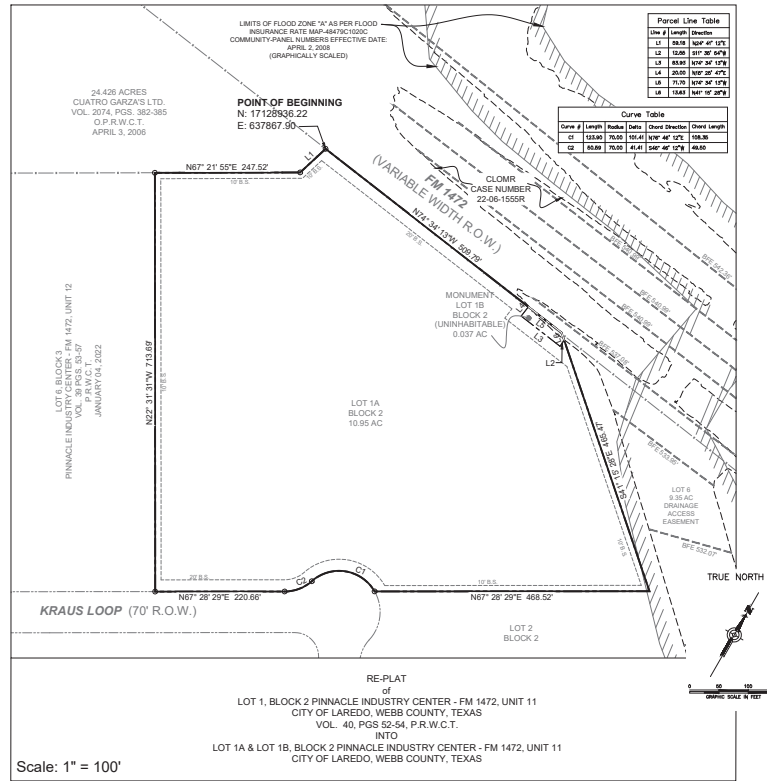
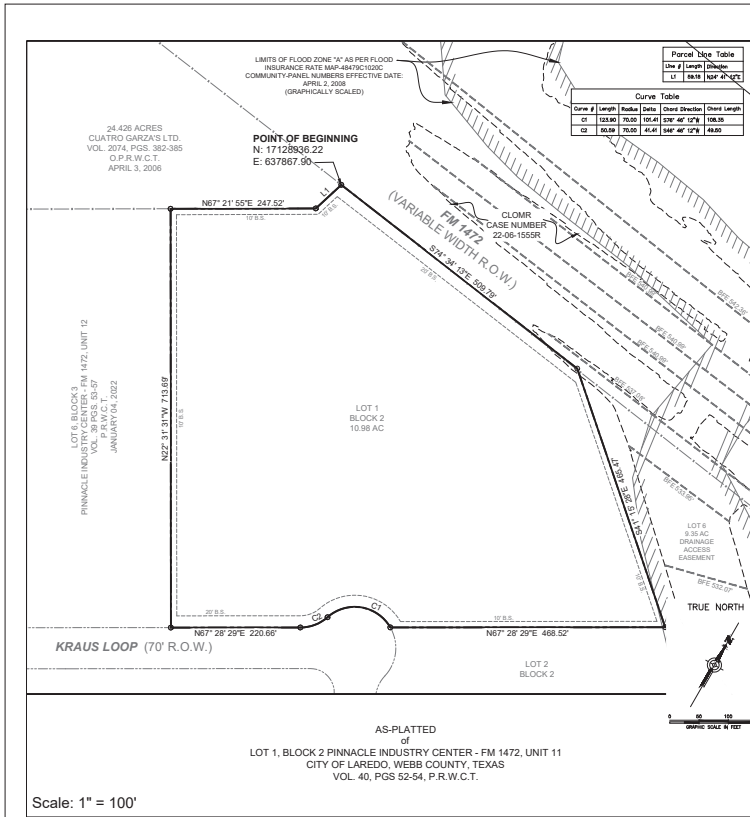
SCALE: 1" = 2000'



NORTH

NOTES:

1. THIS PLAT DOES NOT ATTEMPT TO ALTER, AMEND, OR REMOVE ANY COVENANTS OR RESTRICTIONS.
2. THE PURPOSE OF THIS RE-PLAT IS TO CREATE AN UNINHABITABLE MONUMENT LOT 1B.
3. DRIVEWAYS, SIDEWALK, AND TREES WILL BE INSTALLED AT THE TIME OF ISSUANCE OF BUILDING PERMITS IN ACCORDANCE WITH THE LAREDO LAND DEVELOPMENT CODE.
4. ALL CURB CUTS SHALL COMPLY WITH THE TRANSPORTATION ELEMENT OF THE CITY OF LAREDO COMPREHENSIVE PLAN.
5. THE SETBACK SHALL BE DETERMINED BASED ON THE CURRENT ZONING IN ACCORDANCE TO SECTION 24.77.1 OF THE LAREDO LAND DEVELOPMENT CODE.
4. ACCESS ON TO FM 255 & FM 1472 (MINES RD.) IS SUBJECT TO REVIEW AND APPROVAL BY THE TEXAS DEPARTMENT OF TRANSPORTATION
5. FOR STORM WATER MANAGEMENT MAINTENANCE RESPONSIBILITY REFER TO SECTION 24.59.7.2 IN THE CITY OF LAREDO LAND DEVELOPMENT CODE.
6. LOT 1B SHALL BE UNINHABITABLE AND MAINTAINED BY OWNER.



- NOTES
- THIS PLAT DOES NOT ATTEMPT TO ALTER, AMEND, OR REMOVE ANY COVENANTS OR RESTRICTIONS.
  - THE PURPOSE OF THIS RE-PLAT IS TO CREATE AN UNINHABITABLE MONUMENT LOT 1B.
  - DRIVEWAYS, SIDEWALKS, AND TREES WILL BE INSTALLED AT THE TIME OF ISSUANCE OF BUILDING PERMITS IN ACCORDANCE WITH THE LAREDO LAND DEVELOPMENT CODE.
  - ALL CURB CUTS SHALL COMPLY WITH THE TRANSPORTATION ELEMENT OF THE CITY OF LAREDO COMPREHENSIVE PLAN.
  - THE SETBACK SHALL BE DETERMINED BASED ON THE CURRENT ZONING IN ACCORDANCE TO SECTION 247.11 OF THE LAREDO LAND DEVELOPMENT CODE.
  - ACCESS ON TO FM 255 & FM 1472 (MINES RD.) IS SUBJECT TO REVIEW AND APPROVAL BY THE TEXAS DEPARTMENT OF TRANSPORTATION
  - FOR STORM WATER MANAGEMENT MAINTENANCE RESPONSIBILITY REFER TO SECTION 24.9.12 IN THE CITY OF LAREDO LAND DEVELOPMENT CODE.
  - LOT 1B SHALL BE UNINHABITABLE AND MAINTAINED BY OWNER.

- LEGEND
- FOUND 1/2" IRON ROD
  - FOUND 1/4" IRON ROD
  - FOUND CONCRETE MONUMENT
  - EXISTING PROPERTY BOUNDARY LINE
  - EXISTING RIGHT-OF-WAY LINE
  - EXISTING RIGHT-OF-WAY CENTERLINE
  - EXISTING UTILITY EASEMENT LINE
  - EXISTING CITY LIMIT LINE
  - PROPOSED PROPERTY BOUNDARY LINE
  - PROPOSED RIGHT-OF-WAY CENTERLINE
  - PROPOSED PROPERTY LOT LINE
  - PROPOSED UTILITY EASEMENT LINE
  - PROPOSED BUILDING SETBACK LINE
  - DRAINAGE EASEMENT DESIGNATION
  - UTILITY EASEMENT DESIGNATION
  - BUILDING SETBACK DESIGNATION
  - POINT OF BEGINNING

**CERTIFICATE OF OWNER**

STATE OF TEXAS  
COUNTY OF WEBB

Before me, the undersigned authority personally appeared, \_\_\_\_\_ (NAME) \_\_\_\_\_ (TITLE) \_\_\_\_\_ (FINANCIAL INSTITUTION)

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 purpose and consideration therein expressed and in the capacity therein stated.

WITNESS MY HAND AND SEAL OF OFFICE THIS \_\_\_\_ DAY OF \_\_\_\_\_, 2023.

NOTARY PUBLIC IN AND FOR WEBB COUNTY, TEXAS

MY COMMISSION EXPIRES \_\_\_\_\_

**LIEN HOLDER CERTIFICATE**

This subdivision may be hereby approved and adopted by the undersigned lien holder this \_\_\_\_ day of \_\_\_\_\_, 2023.

By: \_\_\_\_\_  
Title: \_\_\_\_\_, as an act and deed of \_\_\_\_\_.

OSCAR CASTILLO, P.E. #95620  
DATE \_\_\_\_\_

**CERTIFICATE OF SURVEYOR**

STATE OF TEXAS  
COUNTY OF WEBB

I, \_\_\_\_\_, a Registered Professional Land Surveyor in the State of Texas, hereby certify that this plat is true and correct and was prepared by 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.

DATE \_\_\_\_\_

**PLAT APPROVAL-CITY ENGINEER**

I have reviewed this plat and accompanying construction drawings identified as Lot 1A & Lot 1B, Block 2 Pinnacle Industry Center, prepared by PEUA Consulting LLC, Oscar Castillo, Registered Professional Engineer No. 95620, and dated the \_\_\_\_\_, 2023 with the last revised date on \_\_\_\_\_ and have found them in compliance with the Subdivision Ordinance of the City of Laredo, Texas.

RAMON E. CHAVEZ, P.E., CITY ENGINEER  
**PLANNING COMMISSION APPROVAL**

This plat, Lot 1A & Lot 1B, Block 2 Pinnacle Industry Center has been submitted to and considered by the Planning Commission of the City of Laredo, Webb County, Texas, and is hereby approved by such Commission on the \_\_\_\_\_.

JUAN M. NARVAEZ JR. - 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 \_\_\_\_\_.

ORLANDO D. NAVARRO, PLANNING DIRECTOR

**CERTIFICATE OF COUNTY CLERK**

STATE OF TEXAS  
COUNTY OF WEBB

I, \_\_\_\_\_, Clerk of the County Court in and for Webb County, Texas, do hereby certify that the foregoing instrument dated the \_\_\_\_ day of \_\_\_\_\_, 2023 with the certificate of authentication was filed of record in my office on the \_\_\_\_ day of \_\_\_\_\_, 2023 at \_\_\_\_ o'clock \_\_\_\_ m. in Volume \_\_\_\_\_ Page(s) \_\_\_\_\_ of the map records of said County.

WITNESS MY HAND AND SEAL THIS \_\_\_\_ DAY OF \_\_\_\_\_, 2023.

COUNTY CLERK  
WEBB COUNTY, TEXAS



RE-PLAT  
of  
LOT 1, BLOCK 2 PINNACLE INDUSTRY CENTER - FM 1472, UNIT 11  
CITY OF LAREDO, WEBB COUNTY, TEXAS  
VOL. 40, PGS 52-54, P.R.W.C.T.  
LOT 1A & LOT 1B, BLOCK 2 PINNACLE INDUSTRY CENTER  
CITY OF LAREDO, WEBB COUNTY, TEXAS

19926 Kraus Loop  
Laredo, TX 78045

**Planning and Zoning Commission- Regular**

Meeting Date: 11/02/2023

Staff Source: Amanda Pruneda, Planner II

APPLICANT: Verde Corp ENGINEER: Porras  
Nance Engineering

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REQUEST:

Final consideration of the plat of Verde Creek Subdivision. The intent is residential and multi-family.

**PL-011-2024**

**District - VII Cm. Vanessa Perez**

SITE:

This 27.630-acre tract of land is located north of FM 1472 (Mines Road) and east of Verde Boulevard. The zoning for this 157-lot development is B-1 (Limited Business District). This tract is located in District VII - Cm. Vanessa Perez.

PROPOSED ACTION:

**APPROVAL**

NOTICE TO THE DEVELOPER:

**N/A**

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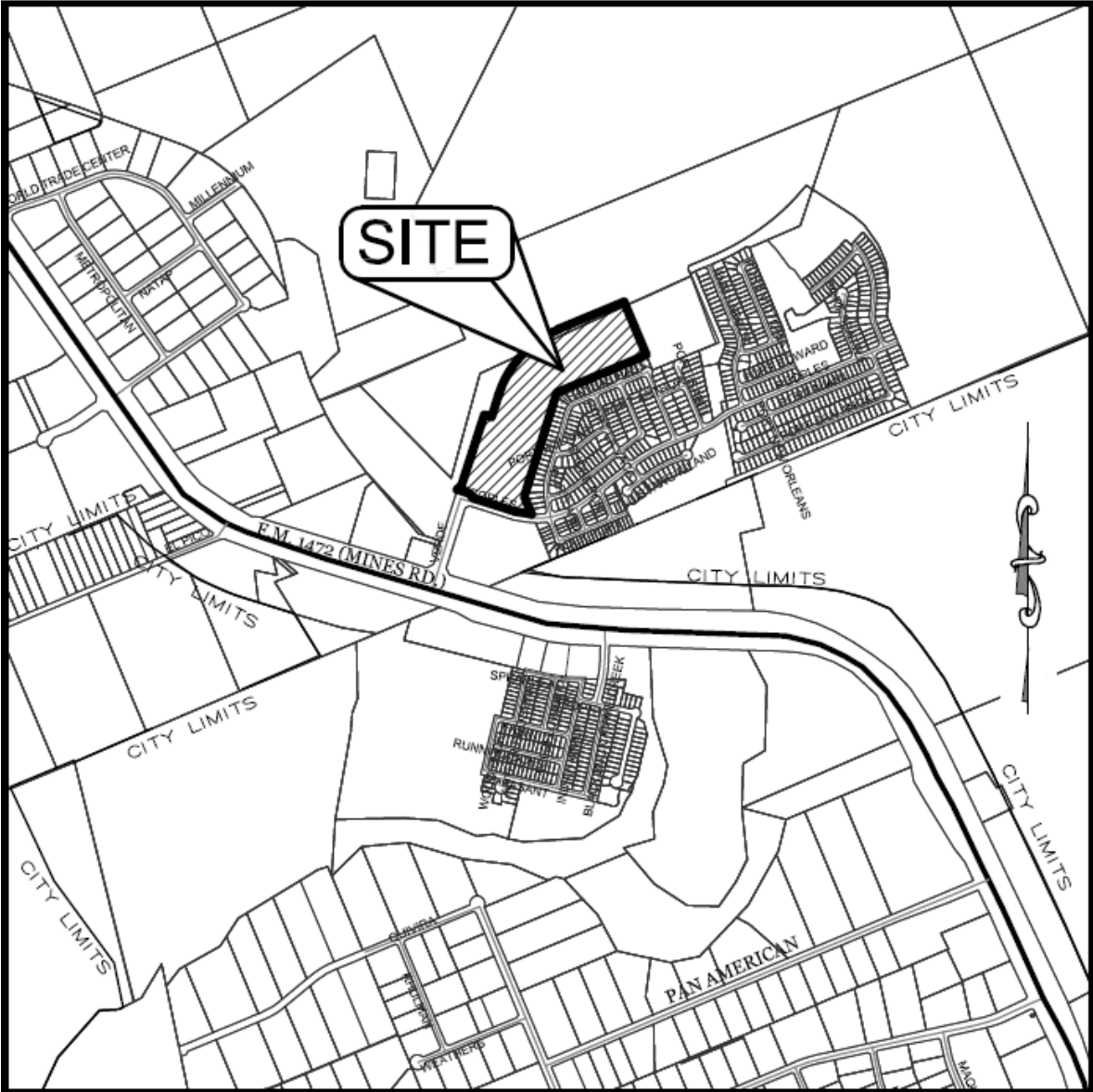
Attachments

Vicinity Map

Plat Notes

Plat Exhibit

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VICINITY MAP

1"=2,000'

## NOTES:

- 1.-MAINTENANCE OF THE LANDSCAPING SHALL COMPLY WITH THE PROVISIONS OF APPENDIX F-2 OF SECTION 24-83 OF THE LAREDO LAND DEVELOPMENT CODE.
- 2.-THE SETBACKS SHALL BE DETERMINED BASED ON THE CURRENT ZONING IN ACCORDANCE TO SECTION 24.77.1 OF THE LAREDO LAND DEVELOPMENT CODE..
- 3.-DRIVEWAYS, SIDEWALKS AND TREES WILL BE INSTALLED AT THE TIME OF ISSUANCE OF BUILDING PERMITS IN ACCORDANCE WITH THE LAREDO LAND DEVELOPMENT CODE.
- 4.-NO MORE THAN ONE SINGLE FAMILY DETACH DWELLING UNIT SHALL BE LOCATED ON AN INDIVIDUAL SINGLE FAMILY RESIDENTIAL LOT.
- 5.-NO GARAGE OR CARPORT WHICH RECEIVES ACCESS FROM THE SIDE YARD ON ANY CORNER LOT SHALL BE LOCATED LESS THAN 20 FEET FROM THE PROPERTY LINE.
- 6.-ALL CURB CUTS SHALL COMPLY WITH THE TRANSPORTATION ELEMENT OF THE CITY OF LAREDO COMPREHENSIVE PLAN.
- 7.-BASIS OF BEARINGS & DISTANCES:GPS NAD 83 (2011 ADJ.) TEXAS STATE PLANE, 4205 SOUTH ZONE GRID COORDINATES.
- 8.-P.O.B. COORDINATES REFERENCED TO NAD 83 (2011 ADJ.), TEXAS STATE PLANE, 4205 SOUTH ZONE ARE PROVIDED FOR GENERAL LOCATIVE PURPOSES.
- 9.-LOTS 1-6, BLOCK 1 AND LOT 1, BLOCK 3 SHALL BE PROHIBITED FROM HAVING ACCESS THROUGH PEOPLES BLVD.
- 10.-EXISTING ACCESS AND UTILITY EASEMENT SHOWN ON AMENDED PLAT OF MILLENIUM PARK AS RECORDED IN VOLUME 20, PAGES 87-90, W.C.P.R. WILL BE ABANDONED ON THIS PLAT.
- 11.-LOTS 1-18, BLOCK 1; LOTS 12-2, BLOCK 2; LOTS 34-36, 47-50, BLOCK 3; LOTS 1-17, 25-32, BLOCK 4 AND LOTS 1-12, BLOCK 5 WILL HAVE SOME SURFACE WATER DRAINING TOWARDS THE BACK OF THE LOT; LOTS 1-11, BLOCK 2; LOTS 1-16, BLOCK 3 AND LOTS 13-24, BLOCK 5 WILL GET SOME SURFACE WATER FROM THE ADJACENT BACK LOTS. HOME OWNER SHALL NOT CHANGE THE GRADES OR CONSTRUCT FLOW RESTRICTING FENCES, BUILDINGS, STRUCTURES OR OTHER IMPROVEMENTS, IN SUCH MANNER THAT IMPEDES THE ESTABLISHED DRAINAGE FLOW. FENCES/WALLS WHICH HAVE THE POTENTIAL TO BLOCK DRAINAGE RUNOFF MUST BE CONSTRUCTED WITH ADEQUATE NUMBER AND SIZES OF OPENINGS TO PERMIT SURFACE RUNOFF TO CONTINUE TO FLOW.
- 10.-LOTS 47-49, BLOCK 3 WILL GET SOME SURFACE WATER FROM THE ADJACENT SIDE LOTS. HOME OWNER SHALL NOT CHANGE THE GRADES OR CONSTRUCT FLOW RESTRICTING FENCES, BUILDINGS, STRUCTURES OR OTHER IMPROVEMENTS ALONG THE 10' SPECIAL DRAINAGE EASEMENT, IN SUCH MANNER THAT IMPEDES THE ESTABLISHED DRAINAGE FLOW. FENCES/WALLS WHICH HAVE THE POTENTIAL TO BLOCK DRAINAGE RUNOFF MUST BE CONSTRUCTED WITH ADEQUATE NUMBER AND SIZES OF OPENINGS TO PERMIT SURFACE RUNOFF TO CONTINUE TO FLOW.
- 13.-LOTS 1-11, BLOCK 2; LOTS 1-33, 37-46, 51-61, BLOCK 3; LOTS 18-24, BLOCK 5 AND LOTS 13-24, BLOCK 5; WILL HAVE LOT GRADING TYPE "A"; LOTS 1-18, BLOCK 1; LOTS 12-2, BLOCK 2; LOTS 34-36, 47-50, BLOCK 3; LOTS 1-17, 25-32, BLOCK 4 AND LOTS 1-12, BLOCK 5; WILL HAVE LOT GRADING TYPE "B"; AS SHOWN ON SHEET 2 OF 2 OF THIS PLAT.
- 14.-STRUCTURES ON LOTS 6 & 7, BLOCK 1 SHALL HAVE A MINIMUM FINISH FLOOR ELEVATION OF 493.00. STRUCTURES ON LOTS 46 & 47, BLOCK 3 SHALL HAVE A MINIMUM FINISH FLOOR ELEVATION OF 506.60.
- 15.-NO PLANTING, STRUCTURE, FENCE, WALL, BERM OR OTHER OBSTRUCTION TO VISION EXCEEDING THREE (3) FEET IN HEIGHT SHALL BE INSTALLED, CONSTRUCTED OR MAINTAINED AS TO OBSTRUCT CROSS- VISIBILITY IN THE CLEAR VIEW EASEMENT (C.V.E.), AS SHOWN ON LOTS 29-33, BLOCK 3 AND LOT 1, BLOCK 5.
- 16.-THIS PLAT IS SUBJECT TO A RUNOFF ACCEPTANCE LETTER FOR DRAINAGE RUNOFF DISCHARGE AS RECORDED IN VOLUME \_\_\_\_, PAGE \_\_\_\_, OF THE OFFICIAL PUBLIC RECORDS, WEBB COUNTY TEXAS. PRE-DEVELOPMENT AND POST-DEVELOPMENT RUNOFF WILL BE CONVEYED BY THE PROPOSED STREETS AND STORM DRAINAGE SYSTEM AND ULTIMATELY DETAINED ON EXISTING AND FUTURE DETENTION POND FACILITIES.



CURVE	DELTA ANGLE	RADIUS	ARC	TANG	CHORD	CHORD BEARING
C1	10°08'47"	833.59	147.62	74.00	N 81°18'21" W	
C2	47°38'06"	825.00	109.84	55.05	N 63°56'19" E	
C3	49°35'01"	895.00	826.45	441.11	N 80°01'11" E	
C4	07°38'06"	825.00	109.84	55.05	N 63°56'19" E	
C5	49°35'01"	895.00	826.45	441.11	N 80°01'11" E	
C6	00°05'57"	940.00	0.00	0.00	N 87°48'48" E	
C7	03°08'15"	940.00	50.18	28.04	N 87°48'48" E	
C8	03°03'08"	940.00	50.18	28.04	N 87°48'48" E	
C9	03°03'18"	940.00	50.18	28.04	N 87°48'48" E	
C10	03°03'18"	940.00	50.18	28.04	N 87°48'48" E	
C11	03°03'23"	940.00	50.18	28.04	N 87°48'48" E	
C12	03°03'23"	940.00	50.18	28.04	N 87°48'48" E	
C13	03°03'32"	940.00	50.18	28.04	N 87°48'48" E	
C14	03°03'43"	940.00	50.23	28.12	N 87°48'48" E	
C15	03°03'46"	940.00	50.23	28.12	N 87°48'48" E	
C16	03°03'46"	940.00	50.23	28.12	N 87°48'48" E	
C17	03°03'46"	940.00	50.23	28.12	N 87°48'48" E	
C18	03°03'46"	940.00	50.23	28.12	N 87°48'48" E	
C19	03°03'51"	940.00	50.27	28.14	N 87°48'48" E	
C20	03°03'51"	940.00	50.27	28.14	N 87°48'48" E	
C21	03°03'51"	940.00	50.27	28.14	N 87°48'48" E	
C22	03°03'57"	940.00	50.30	28.15	N 87°48'48" E	
C23	03°03'57"	940.00	50.30	28.15	N 87°48'48" E	
C24	03°03'57"	940.00	50.30	28.15	N 87°48'48" E	
C25	03°03'57"	940.00	50.30	28.15	N 87°48'48" E	
C26	03°03'57"	940.00	50.30	28.15	N 87°48'48" E	
C27	03°03'57"	940.00	50.30	28.15	N 87°48'48" E	
C28	03°03'57"	940.00	50.30	28.15	N 87°48'48" E	
C29	03°03'57"	940.00	50.30	28.15	N 87°48'48" E	
C30	03°03'57"	940.00	50.30	28.15	N 87°48'48" E	
C31	03°03'57"	940.00	50.30	28.15	N 87°48'48" E	
C32	03°03'57"	940.00	50.30	28.15	N 87°48'48" E	
C33	03°03'57"	940.00	50.30	28.15	N 87°48'48" E	
C34	03°03'57"	940.00	50.30	28.15	N 87°48'48" E	
C35	03°03'57"	940.00	50.30	28.15	N 87°48'48" E	
C36	03°03'57"	940.00	50.30	28.15	N 87°48'48" E	
C37	03°03'57"	940.00	50.30	28.15	N 87°48'48" E	
C38	03°03'57"	940.00	50.30	28.15	N 87°48'48" E	
C39	03°03'57"	940.00	50.30	28.15	N 87°48'48" E	
C40	03°03'57"	940.00	50.30	28.15	N 87°48'48" E	
C41	03°03'57"	940.00	50.30	28.15	N 87°48'48" E	
C42	03°03'57"	940.00	50.30	28.15	N 87°48'48" E	
C43	47°09'23"	50.00	0.00	0.00	N 87°48'48" E	
C44	47°09'23"	50.00	0.00	0.00	N 87°48'48" E	
C45	47°09'23"	50.00	0.00	0.00	N 87°48'48" E	

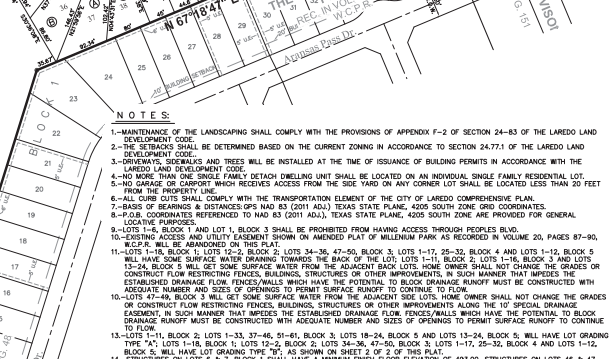
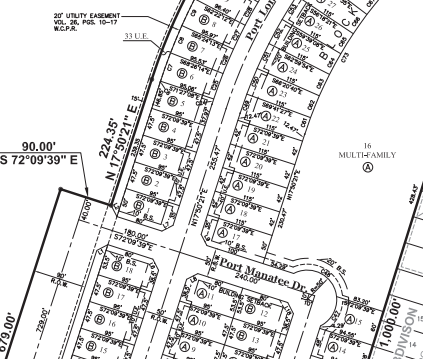
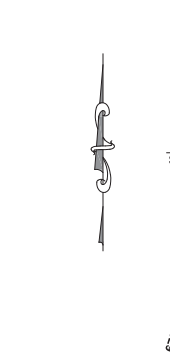
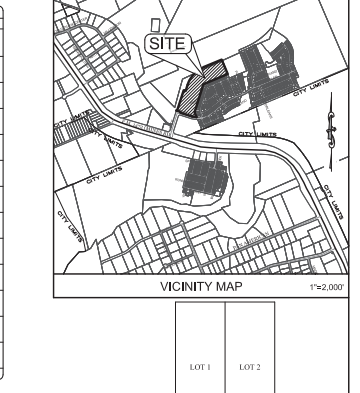
CURVE	DELTA ANGLE	RADIUS	ARC	TANG	CHORD	CHORD BEARING
L1	21.21°	21.21	21.21	21.21	N 69°50'21" E	
L2	21.21°	21.21	21.21	21.21	N 69°50'21" E	
L3	21.21°	21.21	21.21	21.21	N 69°50'21" E	
L4	21.21°	21.21	21.21	21.21	N 69°50'21" E	
L5	21.21°	21.21	21.21	21.21	N 69°50'21" E	
L6	21.21°	21.21	21.21	21.21	N 69°50'21" E	
L7	21.21°	21.21	21.21	21.21	N 69°50'21" E	
L8	21.21°	21.21	21.21	21.21	N 69°50'21" E	
L9	21.21°	21.21	21.21	21.21	N 69°50'21" E	
L10	20.85°	20.85	20.85	20.85	N 70°33'54" E	
L11	20.85°	20.85	20.85	20.85	N 70°33'54" E	
L12	21.21°	21.21	21.21	21.21	N 69°50'21" E	
L13	21.21°	21.21	21.21	21.21	N 69°50'21" E	
L14	21.21°	21.21	21.21	21.21	N 69°50'21" E	
L15	21.21°	21.21	21.21	21.21	N 69°50'21" E	
L16	21.21°	21.21	21.21	21.21	N 69°50'21" E	
L17	21.21°	21.21	21.21	21.21	N 69°50'21" E	
L18	21.21°	21.21	21.21	21.21	N 69°50'21" E	
L19	22.66°	22.66	22.66	22.66	N 71°35'23" E	
L20	21.21°	21.21	21.21	21.21	N 69°50'21" E	



**NOTES**

- 1-Maintenance of the landscaping shall comply with the provisions of Appendix F-2 of Section 24-8.3 of the LAREDO LAND DEVELOPMENT CODE.
- 2-THE SETBACKS SHALL BE DETERMINED BASED ON THE CURRENT ZONING IN ACCORDANCE TO SECTION 24-7.71 OF THE LAREDO LAND DEVELOPMENT CODE.
- 3-ORNAMENTALS, SIDEWALKS AND TREES WILL BE INSTALLED AT THE TIME OF ISSUANCE OF BUILDING PERMITS IN ACCORDANCE WITH THE LAREDO LAND DEVELOPMENT CODE.
- 4-NO MORE THAN ONE SINGLE FAMILY DETACHED DWELLING UNIT SHALL BE LOCATED ON AN INDIVIDUAL SINGLE FAMILY RESIDENTIAL LOT.
- 5-NO GARAGE OR CARPORT WHICH RECEIVES ACCESS FROM THE SIDE YARD ON ANY CORNER LOT, BE LOCATED LESS THAN 20 FEET FROM THE PROPERTY LINE.
- 6-ALL CURBS SHALL COMPLY WITH THE TRANSPORTATION ELEMENT OF THE CITY OF LAREDO COORDINATIVE PLAN.
- 7-BASES OF BEARINGS & DISTANCES SHOWN ARE 83 (2011 ADL) TEXAS STATE PLANE, 4205 SOUTH ZONE GROUND COORDINATES.
- 8-ALL COORDINATES REFERENCED TO NAD 83 (2011 ADL) TEXAS STATE PLANE, 4205 SOUTH ZONE ARE PROVIDED FOR GENERAL INFORMATION. IN SUCH MANNER THAT IMPEDES THE ESTABLISHED DRAINAGE FLOW, FENCES/WALLS WHICH HAVE THE POTENTIAL TO BLOCK DRAINAGE RUNOFF MUST BE CONSTRUCTED WITH ADEQUATE NUMBER AND SIZES OF OPENINGS TO PERMIT SURFACE RUNOFF TO CONTINUE TO FLOW.
- 9-LOTS 1-4, BLOCK 1 AND LOT 1, BLOCK 3 SHALL BE PROHIBITED FROM HAVING ACCESS THROUGH PROPPED BILLS.
- 10-EXISTING ACCESS AND UTILITY EASEMENTS SHOWN ON ADJACENT PLAT OF MULLENBACH PARK AS RECORDED IN VOLUME 00, PAGES 87-90, W.C.P.R., SHALL BE ABANDONED ON THIS PLAT.
- 11-LOTS 1-16, BLOCK 2, LOTS 34-36, 47-50, BLOCK 3, LOTS 1-17, 26-32, BLOCK 4 AND LOTS 1-16, BLOCK 5 SHALL HAVE SOME SURFACE WATER DRAINING TOWARDS THE BACK OF THE LOTS. LOTS 1-16, BLOCK 3 AND LOTS 1-16, BLOCK 5 WILL HAVE TO CONSTRUCT FENCES, BUILDINGS, STRUCTURES OR OTHER IMPROVEMENTS, IN SUCH MANNER THAT IMPEDES THE ESTABLISHED DRAINAGE FLOW. FENCES/WALLS WHICH HAVE THE POTENTIAL TO BLOCK DRAINAGE RUNOFF MUST BE CONSTRUCTED WITH ADEQUATE NUMBER AND SIZES OF OPENINGS TO PERMIT SURFACE RUNOFF TO CONTINUE TO FLOW.
- 12-EXISTING ACCESS AND UTILITY EASEMENTS SHOWN ON ADJACENT PLAT OF MULLENBACH PARK AS RECORDED IN VOLUME 00, PAGES 87-90, W.C.P.R., SHALL BE ABANDONED ON THIS PLAT.
- 13-LOTS 1-11, BLOCK 2, LOTS 1-33, 37-46, 49-50, BLOCK 3, LOTS 18-24, BLOCK 5 AND LOTS 13-24, BLOCK 5, WILL HAVE LOT GRADING THAT: LOTS 1-11, BLOCK 2, LOTS 1-33, 37-46, 49-50, BLOCK 3, LOTS 1-11, 25-32, BLOCK 4 AND LOTS 1-12, BLOCK 5, WILL HAVE LOT GRADING TYPE "B", AS SHOWN ON SHEET 2 OF 2 OF THIS PLAT.
- 14-STRUCTURE ON LOTS 6 & 7, BLOCK 1 SHALL HAVE A MINIMUM FRESH FLOOR ELEVATION OF 493.00. STRUCTURES ON LOTS 46 & 47, BLOCK 5 SHALL HAVE A MINIMUM FRESH FLOOR ELEVATION EXCEEDING THREE (3) FEET IN HEIGHT SHALL BE INSTALLED, CONSTRUCTED OR MAINTAINED AS TO OBSTRUCT CORNER - VISIBILITY IN THE CLEAR VIEW EASEMENT (C.V.E.), AS SHOWN ON SHEET 2 OF 2 OF THIS PLAT.
- 15-LOTS 24-32, BLOCK 2 AND LOTS 24-36, 47-50, BLOCK 3, LOTS 1-11, 25-32, BLOCK 4 AND LOTS 1-12, BLOCK 5, OF THE OFFICIAL PUBLIC RECORDS, WEBB COUNTY TEXAS, PRE-DEVELOPMENT AND POST-DEVELOPMENT RUNOFF WILL BE CONVEYED BY THE PROPOSED STREETS AND STORM DRAINAGE SYSTEMS AND ULTIMATELY DRAINAGE ON EXISTING AND FUTURE DETENTION POND FACILITIES.

CURVE	DELTA ANGLE	RADIUS	ARC	TANG	CHORD	CHORD BEARING
C46	14°14'22"	50.00	12.43	6.25	12.40	N 89°23'12" E
C47	69°08'04"	50.00	60.35	34.46	56.76	N 29°50'12" E
C48	11°58'59"	50.00	10.45	74.12	82.90	N 87°20'11" W
C49	02°28'12"	800.00	34.49	17.25	34.49	N 19°04'27" E
C50	03°20'46"	800.00	46.72	23.37	46.72	N 87°20'11" W
C51	03°20'46"	800.00	46.72	23.37	46.72	N 87°20'11" W
C52	03°20'46"	800.00	46.72	23.37	46.72	N 87°20'11" W
C53	03°20'46"	800.00	46.72	23.37	46.72	N 87°20'11" W
C54	03°20'46"	800.00	46.72	23.37	46.72	N 87°20'11" W
C55	03°20'46"	800.00	46.72	23.37	46.72	N 87°20'11" W
C56	03°20'46"	800.00	46.72	23.37	46.72	N 87°20'11" W
C57	03°20'46"	800.00	46.72	23.37	46.72	N 87°20'11" W
C58	03°20'46"	800.00	46.72	23.37	46.72	N 87°20'11" W
C59	03°20'46"	800.00	46.72	23.37	46.72	N 87°20'11" W
C60	03°20'46"	800.00	46.72	23.37	46.72	N 87°20'11" W
C61	03°20'46"	800.00	46.72	23.37	46.72	N 87°20'11" W
C62	03°20'46"	800.00	46.72	23.37	46.72	N 87°20'11" W
C63	03°20'46"	800.00	46.72	23.37	46.72	N 87°20'11" W
C64	03°20'46"	800.00	46.72	23.37	46.72	N 87°20'11" W
C65	03°20'46"	800.00	46.72	23.37	46.72	N 87°20'11" W
C66	03°20'46"	800.00	46.72	23.37	46.72	N 87°20'11" W
C67	03°20'46"	800.00	46.72	23.37	46.72	N 87°20'11" W
C68	03°20'46"	800.00	46.72	23.37	46.72	N 87°20'11" W
C69	03°20'46"	800.00	46.72	23.37	46.72	N 87°20'11" W
C70	03°20'46"	800.00	46.72	23.37	46.72	N 87°20'11" W
C71	03°20'46"	800.00	46.72	23.37	46.72	N 87°20'11" W
C72	04°00'17"	800.00	49.88	25.01	49.88	N 87°20'11" W
C73	29°49'04"	800.00	356.49	182.38	352.48	N 32°44'53" E
C74	10°07'58"	888.00	120.88	60.17	120.88	N 87°20'11" W
C75	36°18'55"	50.00	31.69	16.40	31.16	N 03°11'13" E
C76	47°09'23"	50.00	0.00	0.00	0.00	N 87°20'11" W
C77	47°09'23"	50.00	0.00	0.00	0.00	N 87°20'11" W
C78	47°09'23"	50.00	0.00	0.00	0.00	N 87°20'11" W
C79	47°09'23"	50.00	0.00	0.00	0.00	N 87°20'11" W
C80	47°09'23"	50.00	0.00	0.00	0.00	N 87°20'11" W
C81	47°09'23"	50.00	0.00	0.00	0.00	N 87°20'11" W
C82	47°09'23"	50.00	0.00	0.00	0.00	N 87°20'11" W
C83	10°07'58"	50.00	6.83	1.88	6.83	N 87°20'11" W
C84	04°22'48"	800.00	61.16	30.59	61.14	N 84°51'59" E
C85	00°22'59"	800.00	5.27	2.63	5.27	N 67°14'03" E



LOT AREA(S) F.	LOT AREA(S) F.	LOT AREA(S) F.	LOT AREA(S) F.	LOT AREA(S) F.
1	5,275	1,974.22	44	4,634
2	4,620	2,479	49	4,630
3	4,620	3,672	48	4,627
4	4,620	4,960	43	4,620
5	6,033	5,429	48	4,613
6	5,076	5,107	49	4,645
7	4,645	7,450	50	5,589
8	5,305	8,171	61	6,189
9	5,513	9,551	58	6,236
10	5,513	11,232	52	4,664
11	4,613	11,412	54	6,047
12	4,613	12,232	53	4,620
13	4,613	13,468	56	4,640
14	4,613	15,015	56	4,633
15	4,613	16,107	52	4,620
16	4,613	17,636	60	4,626
17	4,613	18,464	62	4,620
18	9,848	19,430	62	1,528
19	4,613	22,515	61	4,620
20	4,613	24,887	3	4,620
21	4,613	26,887	3	4,613
22	4,613	28,887	5	4,620
23	4,613	30,887	5	4,620
24	4,613	32,887	5	4,620
25	4,613	34,887	5	4,620
26	4,613	36,887	5	4,620
27	4,613	38,887	5	4,620
28	4,613	40,887	5	4,620
29	4,613	42,887	5	4,620
30	4,613	44,887	5	4,620
31	4,613	46,887	5	4,620
32	4,613	48,887	5	4,620
33	4,613	50,887	5	4,620
34	4,613	52,887	5	4,620
35	4,613	54,887	5	4,620
36	4,613	56,887	5	4,620
37	4,613	58,887	5	4,620
38	4,613	60,887	5	4,620
39	4,613	62,887	5	4,620
40	4,613	64,887	5	4,620
41	4,613	66,887	5	4,620
42	4,613	68,887	5	4,620
43	4,613	70,887	5	4,620
44	4,613	72,887	5	4,620
45	4,613	74,887	5	4,620
46	4,613	76,887	5	4,620
47	4,613	78,887	5	4,620
48	4,613	80,887	5	4,620
49	4,613	82,887	5	4,620
50	4,613	84,887	5	4,620



**Planning and Zoning Commission- Regular**

Meeting Date: 11/02/2023

Staff Source: Amanda Pruneda, Planner II

APPLICANT: Highline Inc. ENGINEERING:  
Daniel Gomez Engineering PC

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REQUEST:

Final consideration of the plat of High Line at Springfield. The intent is commercial.

**PL-015-2024**

**District VII - Cm. Vanessa Perez**

SITE:

This 5.75-acre tract of land is located north of Calle Del Norte and southwest of Springfield Avenue. The zoning for this 1-lot development is B-3 (Community Business District). This tract is located in District VII - Cm. Vanessa Perez.

PROPOSED ACTION:

**APPROVAL**

NOTICE TO THE DEVELOPER:

**N/A**

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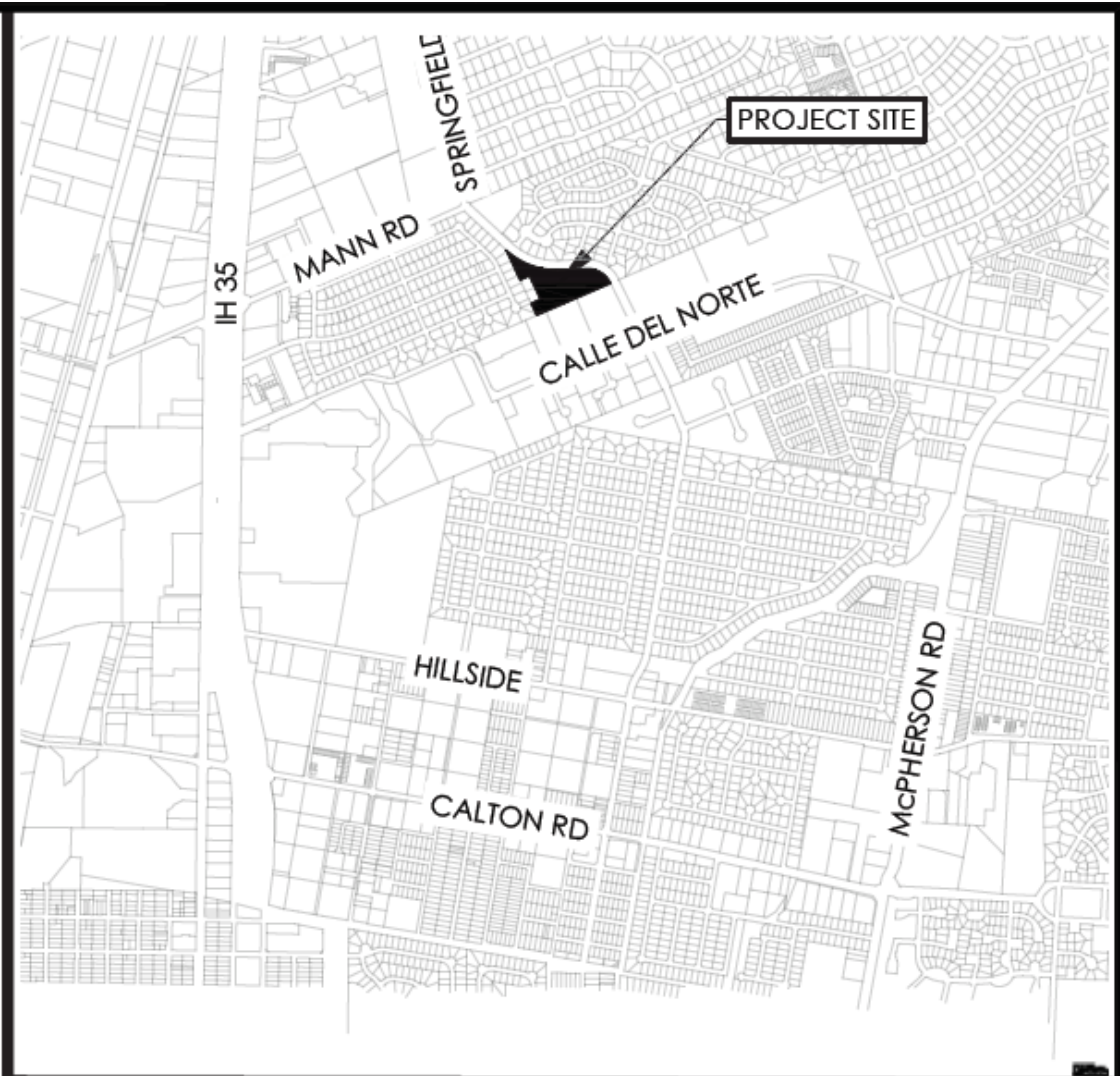
Attachments

Vicinity Map

Plat Notes

Plat Exhibit

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SITE VICINITY MAP  
SCALE 1" = 2000'

## GENERAL NOTES

1. SIDEWALKS, DRIVEWAYS, AND TREES WILL BE INSTALLED AT THE ISSUANCE OF THE BUILDING PERMIT IN ACCORDANCE WITH THE LAREDO LAND DEVELOPMENT CODE.
2. THE BUILDING SET BACKS SHALL BE DETERMINED BASED ON THE ZONING IN ACCORDANCE TO SECTION 24.77.1 OF THE LAREDO LAND DEVELOPMENT CODE.
3. ALL CURB CUTS SHALL COMPLY WITH THE TRANSPORTATION ELEMENT OF THE CITY OF LAREDO COMPREHENSIVE PLAN
4. STORM WATER ON-SITE OR OFF-SITE DETENTION IMPROVEMENTS SHALL BE REVIEW BY THE CITY OF LAREDO ENGINEERING DEPARTMENTS AS PART OF THE BUILDING PERMIT APPROVAL, AND SHALL BE THE RESPONSIBILITY OF THE LAND OWNER TO COMPLY WI THE STORM WATER MANAGEMENT ORDINANCE AND SHALL BE MAINTAINED BY THE OWNER IN ACCORDANCE WITH SECTION 24.59.7 OF THE LAND DEVELOPMENT CODE BOOK.
5. BASED ON EXISTING CONDITIONS AND ANTICIPATED LAND USE, THRE REQUIRED ON-SITE DETENTION VOLUME IS **32,504 CF AT MAXMIUM DISCHARGE RATE OF 23.67 CFS** . THE REQUIRED DETENTION VOLUMEN AND RELEASE RATE MAY BE RE-ANALYZED, ADJUSTED AND RE-SUBMITTED TO THE CITY OF LAREDO ENGINEERING DEPTARTMENT FOR APPROVAL IN CASE OF A CHANGE IN SITE CONDITIONS, PROPOSED LAND USE OR OTHER STORM SEWER IMPROVEMENTS.
6. ACCESSS TO LOT 1, BLOCK 1 SHALL BE WITHIN THE 35'x50' ACCESS EASEMENT SHOWN ON THIS PLAT.
7. STATE PLANE COORDINATE SYSTEM, TEXAS SOUTH ZONE NAD 1983

CERTIFICATE OF OWNER

STATE OF TEXAS
COUNTY OF WEBB
I, \_\_\_\_\_, THE UNDERSIGNED OWNER OF THE LAND SHOWN ON THIS PLAT, AND DESIGNATED HEREIN AS PLAT OF HIGH LINE AT SPRINGFIELD IN THE COUNTY OF WEBB, TEXAS, AND WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT AND ACKNOWLEDGED TO ME THAT THE PERSON EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATION THEREIN STATED.

HIGH LINE, INC.
12120 SAKA ROAD
LAREDO, TEXAS 78045

STATE OF TEXAS
COUNTY OF WEBB

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 THE PERSON EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATION THEREIN STATED.

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

CERTIFICATE OF LIEN HOLDER

THE SUBDIVISION PLAT IS HEREBY APPROVED AND ADOPTED BY THE UNDERSIGNED LIEN HOLDER THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2023.

BY: \_\_\_\_\_
TITLE: \_\_\_\_\_ AS AN ACT AND DEED OF \_\_\_\_\_

SIGNATURE BANK OFFICE

STATE OF TEXAS
COUNTY OF WEBB

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 THE PERSON EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATION THEREIN STATED.

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

CERTIFICATE OF ENGINEER

STATE OF TEXAS
COUNTY OF WEBB
I, DANIEL GOMEZ, A REGISTERED PROFESSIONAL ENGINEER IN THE STATE OF TEXAS, HEREBY CERTIFY THAT PROPER ENGINEERING CONSIDERATIONS 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.

DANIEL GOMEZ, P.E. No. 90146
DATE

CERTIFICATE OF SURVEYOR

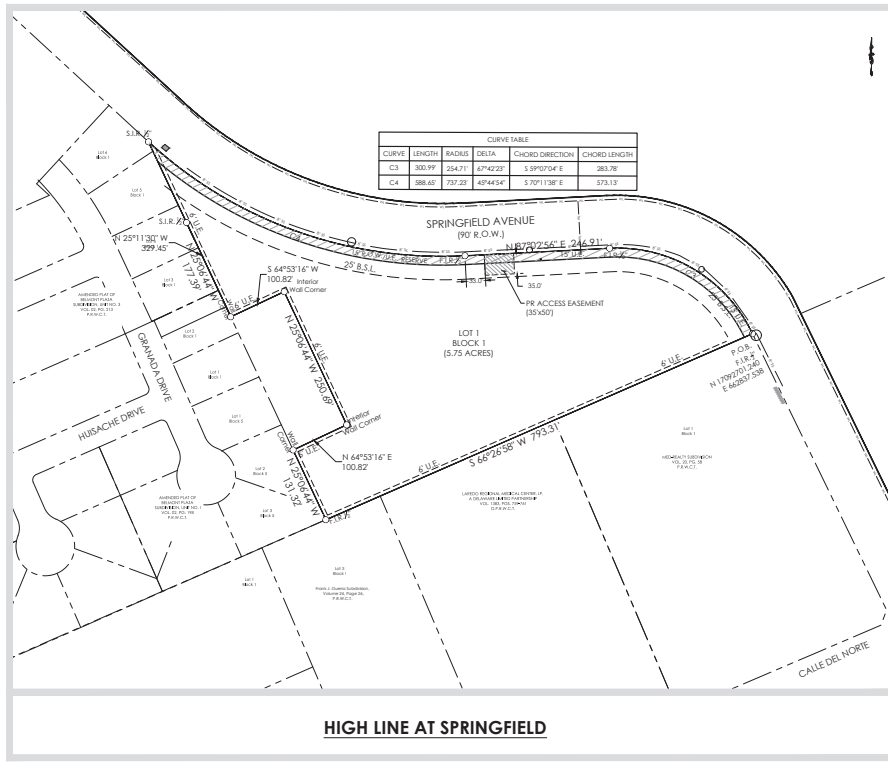
STATE OF TEXAS
COUNTY OF WEBB
I, ENRIQUE A. MEJIA, II, A REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF TEXAS, HEREBY CERTIFY THAT THIS PLAT IS TRUE AND CORRECT AND WAS PREPARED BY AN ACTUAL SURVEY OF THE PROPERTY MADE UNDER MY SUPERVISION, ON THE GROUND, THAT THE CORNER MONUMENTS SHOWN HEREON WERE FOUND OR WILL BE PROPERLY PLACED UNDER MY SUPERVISION.

ENRIQUE A. MEJIA, II, R.P.L.S. NO. 5453
Firm Registration # 10071800
101 W. Hillside, Suite # 10
Laredo, Texas, 78041
(756) 724-8423
DATE

PLAT APPROVAL - CITY ENGINEER

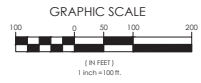
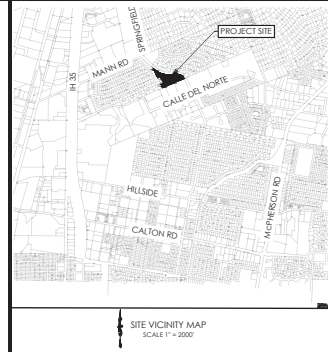
I HAVE REVIEWED THIS PLAT AND ACCOMPANYING CONSTRUCTION DRAWINGS IDENTIFIED AS THE HIGH LINE AT SPRINGFIELD PREPARED BY DANIEL GOMEZ, REGISTERED PROFESSIONAL ENGINEER, NO. 90146 AND DATED THE \_\_\_\_\_ WITH THE LAST REVISION DATE ON \_\_\_\_\_ AND HAVE FOUND THEM IN COMPLIANCE WITH THE SUBDIVISION ORDINANCE OF THE CITY OF LAREDO, TEXAS.

RAMON CHAVEZ, P.E.
CITY ENGINEER
DATE



HIGH LINE AT SPRINGFIELD

Table with 5 columns: CURVE, LENGTH, RADIUS, DELTA, CHORD DIRECTION, CHORD LENGTH. Contains data for curves C-3 and C-4.



GENERAL NOTES

- 1. SIDEWALKS, DRIVEWAYS, AND TREES WILL BE INSTALLED AT THE DISCRETION OF THE BUILDING PERMIT AS ACCORDANCE WITH THE LAREDO LAND DEVELOPMENT CODE.
2. THE REDUCED SET BACKS SHALL BE DETERMINED BASED ON THE ZONING IN ACCORDANCE TO SECTION 24.7.1 OF THE LAREDO LAND DEVELOPMENT CODE.
3. ALL CURB CUTS SHALL COMPLY WITH THE TRANSPORTATION ELEMENT OF THE CITY OF LAREDO COMPREHENSIVE PLAN.
4. STORM WATER ON SITE OR OFF-SITE DETENTION IMPROVEMENTS SHALL BE REVIEWED BY THE CITY OF LAREDO ENGINEERING DEPARTMENT AS PART OF THE BUILDING PERMIT APPROVAL AND SHALL BE THE RESPONSIBILITY OF THE LAND OWNER TO COMPLY WITH THE STORM WATER MANAGEMENT ORDINANCE AND SHALL BE MAINTAINED BY THE OWNER IN ACCORDANCE WITH SECTION 24.9.7 OF THE LAND DEVELOPMENT CODE BOOK.
5. BASED ON EXISTING CONDITIONS AND ANTICIPATED LAND USE, THERE REQUIRED ON-SITE DETENTION VOLUME IS 32,884 CF AT MAXIMUM DISCHARGE RATE OF 2.0 CFS. THE REQUIRED DETENTION VOLUME AND RELEASE RATE MAY BE RE-ANALYZED, ADJUSTED AND RE-SUBMITTED TO THE CITY OF LAREDO ENGINEERING DEPARTMENT FOR APPROVAL IN CASE OF A CHANGE IN SITE CONDITIONS, PROPOSED LAND USE OR OTHER STORM SEWER IMPROVEMENTS.
6. ACCESS TO LOT 1, BLOCK 1 SHALL BE WITHIN THE 33'x50' ACCESS EASEMENT SHOWN ON THIS PLAT.
7. STATE PLANE COORDINATE SYSTEM, TEXAS SOUTH ZONE NAD 83

Field Notes for a 5.75 acre tract of land out of a tract of land conveyed by deed to High Line, Inc., situated in Portion 26, A, Sanchez, A-282, Webb County Texas.

Being a tract of land containing 5.75 acres, more or less, out of a tract of land conveyed by deed to High Line, Inc., recorded in Volume 2333, Page 188, Official Public Records, Webb County, Texas, situated in Portion 26, A, Sanchez, Abstract 282, Webb County Texas, said 5.75 acre tract being more particularly described by metes and bounds as follows:

BEGINNING at a 1/2" iron rod found at the northeast corner of Lot 1, Block 1, Med-Ready Subdivision, recorded in Volume 203, Page 58, Plat Records, Webb County, Texas, the southeasterly right of way line of Springfield Avenue, to the southeast corner of the herein described tract.

Thence, along the south line of said Lot 1, Block 1, Med-Ready, North 64°26'58" West, 793.31 feet, to a 1/2" iron rod found at the southeast corner of Lot 3, Block 5, Amended Plat of Belmont Plaza Subdivision Unit 1, recorded in Volume 102, Page 198, Plat Records, Webb County, Texas, for the southwest corner of the herein described tract;

Thence, along the east line of Belmont plaza Unit 1, North 25°06'44" West, 131.32 feet, to a Wall Corner found at the most southerly corner of a tract of land conveyed to Arturo Dominguez & wife Daniela, recorded in Volume 3097, Page 3, Official Public Records, Webb County, Texas, for an exterior corner of the herein described tract;

Thence, along the perimeter of said Dominguez tract the following courses and distances, North 44°53'16" East, 100.82 feet, to an interior wall corner of the herein described tract; North 25°06'44" West, 250.69 feet, to an interior wall corner of the herein described tract; South 64°26'16" West, 100.82 feet, to an exterior wall corner of the herein described tract;

Thence, along the east line of Belmont plaza Unit 1 and Belmont plaza Unit 3, recorded in Volume 102, Page 213, Plat Records Webb County, Texas, North 29°06'44" West, 177.39 feet to a 1/2" iron rod set, for a point of deflection of the herein described tract;

Thence, along the east line of Belmont plaza Unit 3, North 29°11'30" West, 152.07 feet, to a 1/2" iron rod set at the southeasterly right of way of Springfield Avenue, a non-largement point of a curve to the left of the herein described tract;

Thence, along said curve to the left a distance of 588.49 feet, said curve having a radius of 740.81 feet, a delta of 45°30'32" with a chord and chord bearing of 573.13 feet and South 79°11'08" East, for a tangent point of the herein described tract;

Thence, North 87°02'56" East, 246.91 feet, to a point of a curvature to the right of the herein described tract;

Thence, along said curve to the left a distance of 300.99 feet, said curve having a radius of 254.71 feet, a delta of 47°42'23" with a chord and chord bearing of 283.78 feet and South 59°07'04" East, to return and close at the POINT OF BEGINNING of the 5.75 acre tract, more or less.

Basis of Bearings: GPS, Texas Coordinate System, Texas South Zone, NAD 83

PROPERTY OWNER:
HIGH LINE, INC.
12120 SAKA ROAD
LAREDO, TEXAS 78045

HIGH LINE AT SPRINGFIELD

SHEET NAME:

PROJECT ENGINEER:
Diana Gomez Engineering, PC
Firm Registration F-9224
101 W. Hillside, Suite # 10
Laredo, Texas 78041
(756) 724-6656

Table with 2 columns: Field, Value. Includes Date (04.21.2023), Revision, Project # (2308), File Name (HL), Drawn by (DG), Scale (1"=100'), and Page (1).

**Planning and Zoning Commission- Regular**

Meeting Date: 11/02/2023

Staff Source: Amanda Pruneda, Planner II

APPLICANT: Home Cabinets INC. ENGINEER:  
Peua Consulting, Oscar Castillo,  
P.E.

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REQUEST:

Final consideration of the replat of a portion (2,269 square feet) out of Lot 1, Block 233 Western Division into Lot 1A, Block 233 Western Division. The intent is commercial.

**PL-016-2024**

**District VIII - Cm. Alyssa Cigarroa**

SITE:

This 2,269.47-square-foot tract is located northwest corner of Scott Street and San Bernardo Avenue intersection. The zoning for this 1-lot development is B-3 (Community Business District). This tract is located in District VIII - Cm. Alyssa Cigarroa.

PROPOSED ACTION:

**APPROVAL**

NOTICE TO THE DEVELOPER:

**N/A**

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Attachments

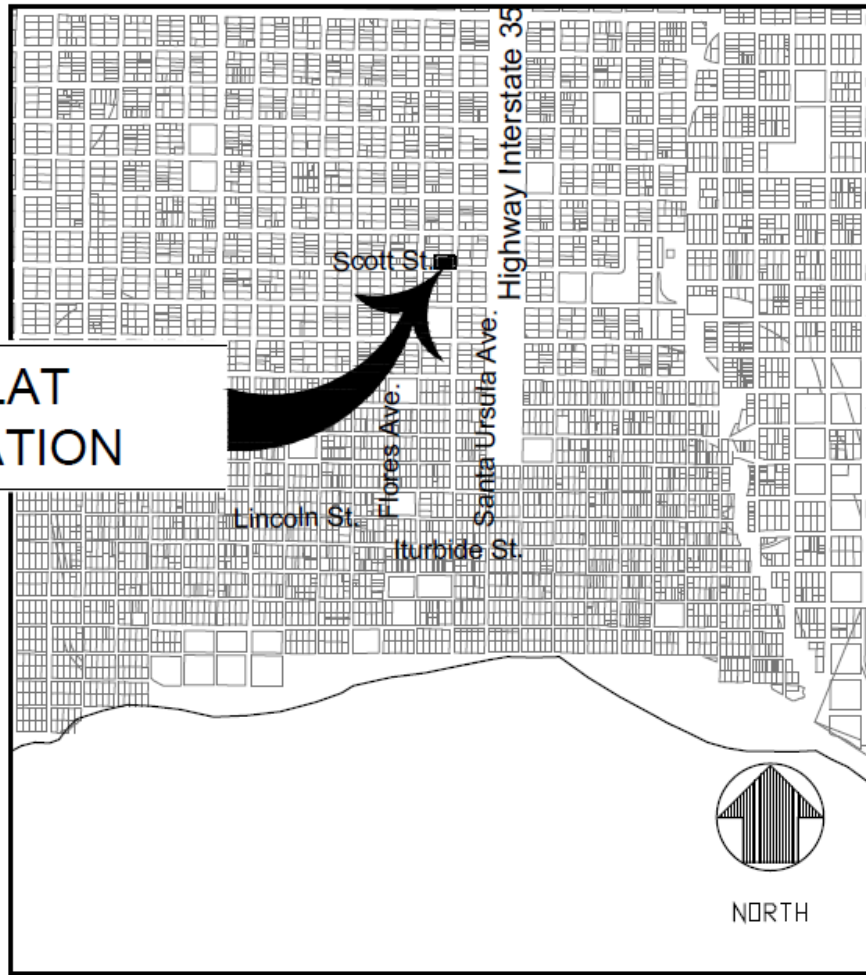
Vicinity Map

Plat Notes

Plat Exhibit

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PLAT  
LOCATION



2  
-

## VICINITY MAP

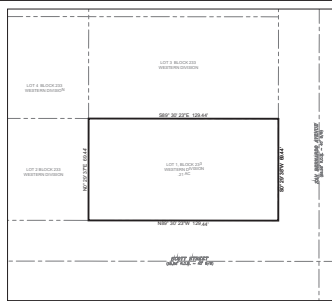
SCALE: 1" = 2000'



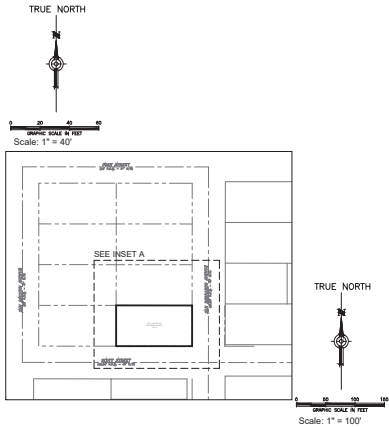
NOTES:

1. SIDEWALKS, DRIVEWAYS, AND TREES WILL BE INSTALLED AT THE TIME OF ISSUANCE OF BUILDING PERMITS IN ACCORDANCE WITH THE LAREDO LAND DEVELOPMENT CODE.

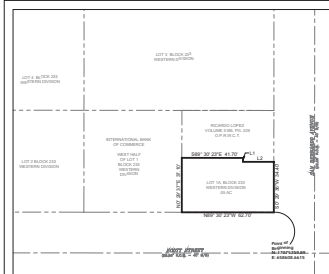
2. THE PURPOSE OF THIS RE-PLAT IS TO DIVIDE A COMMERCIAL PROPERTY INTO IT'S OWN LOT AND RECEIVE WATER AND SEWER SERVICES WITH THE APPROVED VARIANCE REQUEST FROM CITY OF LAREDO BOARD OF ADJUSTMENT CASE NO. BA-005-2023 FOR LOT WIDTH AND SETBACK REQUIREMENTS FOR B-3 (COMMUNITY BUSINESS DISTRICT) ZONING BY REDUCING THE REQUIRED MINIMUM LOT WIDTH FROM 46 FEET TO 34.44 FEET AND BY REDUCING ALL SETBACK REQUIREMENTS TO 0 FEET IN ORDER TO PLAT THE PROPERTY, MOTION PASSED ON APRIL 12, 2023.



INSET A  
Scale: 1"=40'

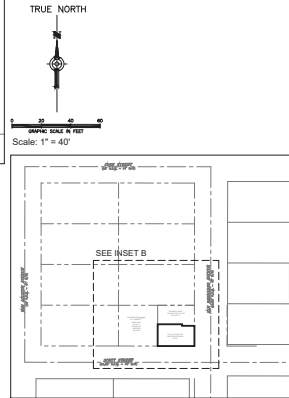


AS PLATTED  
LOT 1, BLOCK 233 WESTERN DIVISION,  
CITY OF LAREDO, WEBB COUNTY, TEXAS

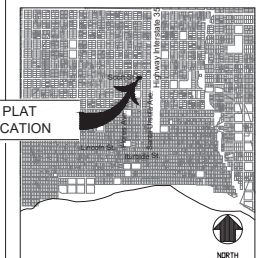


INSET B  
Scale: 1"=40'

Area	Length	Direction
1	17.0	S 82° 30' 27" W
2	21.06	S 89° 48' 22" E



REPLAT OF  
A PORTION (2,269 SQ. FT.) OUT OF  
LOT 1, BLOCK 233 WESTERN DIVISION  
CITY OF LAREDO, WEBB COUNTY, TEXAS  
INTO  
LOT A1, BLOCK 233  
WESTERN DIVISION  
CITY OF LAREDO,  
WEBB COUNTY, TEXAS



PLAT  
LOCATION

2 VICINITY MAP  
SCALE: 1" = 2000'

- LEGEND**
- SET PROPERTY CORNER
  - FOUND PROPERTY CORNER
  - EXISTING PROPERTY LOT LINE
  - EXISTING EASEMENT LINE
  - EXISTING PROPERTY BOUNDARY LINE
  - PROPOSED PROPERTY LOT LINE
  - PROPOSED EASEMENT LINE

- NOTES:**
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. THE PURPOSE OF THIS RE-PLAT IS TO DIVIDE A COMMERCIAL PROPERTY INTO ITS OWN LOT AND RECEIVE WATER AND SEWER SERVICES WITH THE APPROVED VARIANCE REQUEST FROM CITY OF LAREDO BOARD OF ADJUSTMENT CASE NO. BA-005-2023 FOR LOT WIDTH AND SETBACK REQUIREMENTS FOR I-3 (COMMUNITY BUSINESS DISTRICT) ZONING BY REDUCING THE REQUIRED MINIMUM LOT WIDTH FROM 46 FEET TO 34.4 FEET AND BY REDUCING ALL SETBACK REQUIREMENTS TO 0 FEET IN ORDER TO PLAT THE PROPERTY. MOTION PASSED ON APRIL 12, 2023.

**LEGAL DESCRIPTION:**

Being a tract of land containing a 2269.47 Sq. Ft. out of Lot 1, Block 233, Western Division, conveyed by deed to Home Cabinets Inc. recorded in Volume 4932, Page 548, Official Public Records, Webb County, Texas, situated in City of Laredo, Webb County, Texas, said 2269.47 Sq. Ft. of land being more particularly described by metes and bounds as follows:

Beginning at a 1/2" iron rod set at the southeast corner of Block 233, Western Division, the southeast corner of the herein described tract;

Thence, North 89°30'23" West, 62.70 feet, to a 1/2" iron rod set at the southeast corner of the west half of Lot 1, Block 233, conveyed to International Bank of Commerce, for the southwest corner of the herein described tract;

Thence, along east line of the west half of Lot 1, North 00°29'37" East, 17.10 feet to a 1/2" iron rod found at the southwest corner of a tract of land conveyed by deed to Ricardo Lopez, recorded in Volume 5186, Page 229, Official Public Records, Webb County, Texas, for the northwest corner of the herein described tract;

Thence, along the south line of said Lopez tract the following courses and distances;

South 89°30'23" East, 41.70 feet  
South 00°29'37" West, 2.70 feet  
South 89°23' East, 21.00 feet to a 1/2" iron rod set at the west right of way line of San Bernardo Ave. for the northeast corner of the herein described tract;

Thence, along the west right of way line of said San Bernardo Avenue, South 00°29'37" West, 34.44 feet to return and close at the POINT OF BEGINNING of this 2269.47 Sq. Ft. of land, more or less.

Basis of Bearings:  
GPS, Texas Coordinate System, Texas South Zone, NAD83

State of Texas:  
County of Webb:

I, Enrique A. Mejia III a Registered Professional Land Surveyor in the State of Texas, do hereby state:  
that the above captioned "Field Notes" and attached "Drawing" was prepared from an actual survey performed on the ground under my supervision.

**CERTIFICATE OF OWNER**

STATE OF TEXAS  
COUNTY OF WEBB

I, Home Cabinets Inc., the undersigned owner of the land shown on this Replat, designated herein as Lot 1, Block 233, Western Division, in the City of Laredo, County of Webb, Texas whose name is subscribed herein, hereby dedicate the use to the public forever all streets, drains, easements, and public places thereon shown, for the purpose and consideration therein expressed.

DATE \_\_\_\_\_

STATE OF TEXAS  
COUNTY OF WEBB

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 considerations therein stated.

WITNESS MY HAND AND SEAL THIS \_\_\_\_\_ OF \_\_\_\_\_, 2023.

NOTARY PUBLIC IN AND FOR WEBB COUNTY, TEXAS

MY COMMISSION EXPIRES \_\_\_\_\_

**CERTIFICATE OF ENGINEER**

STATE OF TEXAS  
COUNTY OF WEBB

I, Oscar Castillo, a Registered Professional Engineer in the State of Texas, hereby certify that proper engineering consideration has been given this Replat 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 this subdivision ordinance, except for those variances that may have been granted by the Planning Commission of the City.

OSCAR CASTILLO, P.E. #95620

DATE \_\_\_\_\_

**CERTIFICATE OF SURVEYOR**

STATE OF TEXAS  
COUNTY OF WEBB

I, \_\_\_\_\_, a Registered Professional Land Surveyor in the State of Texas, hereby certify that this Replat is true and correct and was prepared by 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.

NAME \_\_\_\_\_

DATE \_\_\_\_\_

**PLAT APPROVAL-CITY ENGINEER**

I have reviewed this Replat and accompanying construction drawings identified as Lot 1, Block 233, Western Division, City of Laredo, Webb County, Texas prepared by P.I.U.A. Consulting LLC, Oscar Castillo, Registered Professional Engineer No. 95620, and dated the \_\_\_\_\_ with the last revised date on \_\_\_\_\_, 2023 at \_\_\_\_\_ o'clock \_\_\_\_\_ m. in Volume \_\_\_\_\_, Page(s) \_\_\_\_\_ of the map records of said County.

RAMON E. CHAVEZ, P.E., CITY ENGINEER

DATE \_\_\_\_\_

**PLANNING COMMISSION APPROVAL**

This plat, Lot 1A, Block 233, Western Division City of Laredo, Webb County, Texas has been submitted to and considered by the Planning Commission of the City of Laredo, Webb County, Texas, and is hereby approved by such Commission on the \_\_\_\_\_

JUAN M. NARVAEZ JR. - CHAIRMAN

DATE \_\_\_\_\_

**ATTESTMENT OF PLANNING COMMISSION APPROVAL**

The City of Laredo Planning Commission approved the filing for record of this Replat at a public meeting held on the \_\_\_\_\_

ORLANDO D. NAVARRO, PLANNING DIRECTOR

**CERTIFICATE OF COUNTY CLERK**

STATE OF TEXAS  
COUNTY OF WEBB

I, \_\_\_\_\_, Clerk of the County Court in and for Webb County, Texas, do hereby certify that the foregoing instrument dated the \_\_\_\_\_ day of \_\_\_\_\_, 2023 with the certificate of authentication was filed of record in my office on the \_\_\_\_\_ day of \_\_\_\_\_, 2023 at \_\_\_\_\_ o'clock \_\_\_\_\_ m. in Volume \_\_\_\_\_, Page(s) \_\_\_\_\_ of the map records of said County.

WITNESS MY HAND AND SEAL THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2023.

DEPUTY COUNTY CLERK  
WEBB COUNTY, TEXAS



HOME CABINETS INC.  
804 SCOTT ST.  
LAREDO, TX 78040

DESIGNED BY  
OWNER  
DRAWN BY  
OWNER  
CHECKED BY  
OWNER  
DATE  
10/13/2023

DESCRIPTION  
REPLAT  
FOR ONE STOP SHOP  
FOR ONE STOP SHOP  
FOR ONE STOP SHOP  
FOR FINAL PLAT

ISSUED:  
DATE  
07/25/2023  
07/25/2023  
10/13/2023

peud consulting llc  
15111 Gates Verde Rd.  
Ste. 1001  
Laredo, Texas 78041  
(956) 368-4006 tdx

REPLAT OF  
A PORTION (2,269 SQ. FT.) OUT OF  
LOT 1, BLOCK 233 WESTERN DIVISION  
CITY OF LAREDO, WEBB COUNTY, TEXAS  
INTO  
LOT A1, BLOCK 233  
WESTERN DIVISION  
CITY OF LAREDO,  
WEBB COUNTY, TEXAS

PLAT  
SHEET NO.  
1.10  
JOB NO.: 2023-014

**Planning and Zoning Commission- Regular**

Meeting Date: 11/02/2023

Staff Source: Luis D. Vazquez, Planner I

APPLICANT: Hapo Development, LLC

ENGINEER: Porras Nance  
Engineering

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REQUEST:

Consideration of Model Subdivision Rule Compliance of the plat of Santa Elena Subdivision, Phase III. The intent is residential.

**PL-008-2024**

**District II - Cm. Daisy Campos Rodriguez**

SITE:

This 12.832-acre tract is located west of US Highway 83 S. and south of Don Camilo Boulevard. The zoning for this 72-lot development is R-1A (Single-Family Reduced Area District). This tract is located in District II - Cm. Daisy Campos Rodriguez.

PROPOSED ACTION:

**APPROVAL**

NOTICE TO THE DEVELOPER:

**N/A**

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Attachments

Vicinity Map

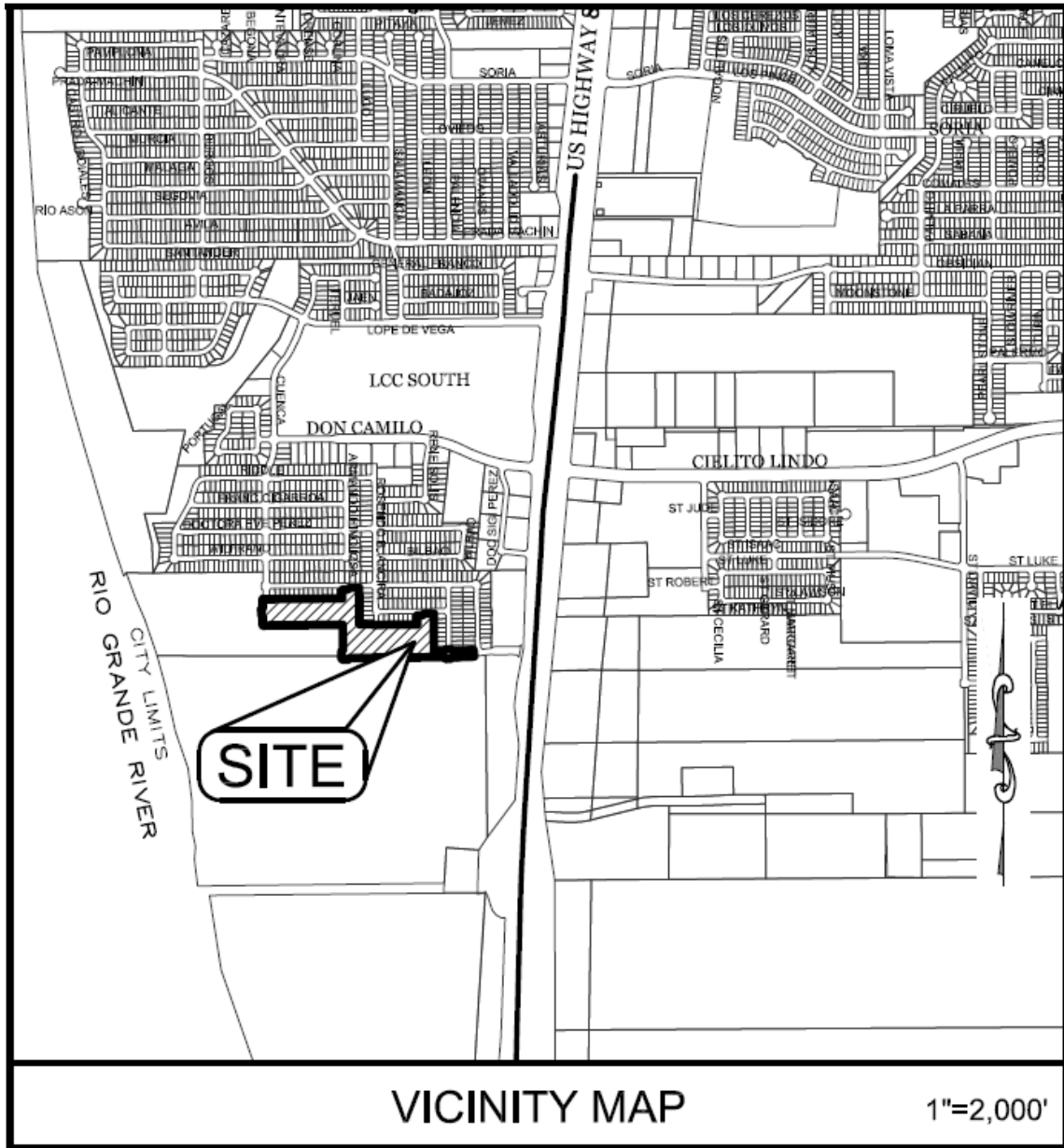
Plat Notes

Plat Exhibit

Water Service Agreement

Wastewater Service Agreement

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## **NOTES:**

- 1.- MAINTENANCE OF THE LANDSCAPING SHALL COMPLY WITH THE PROVISIONS OF APPENDIX F-2 OF SECTION 24-83 OF THE LAREDO LAND DEVELOPMENT CODE.
- 2.- THE SETBACKS SHALL BE DETERMINED BASED ON THE CURRENT ZONING IN ACCORDANCE TO SECTION 24.77.1 OF THE LAREDO LAND DEVELOPMENT CODE.
- 3.- DRIVEWAYS, SIDEWALKS AND TREES WILL BE INSTALLED AT THE TIME OF ISSUANCE OF BUILDING PERMITS IN ACCORDANCE WITH THE LAREDO LAND DEVELOPMENT CODE.
- 4.- NO MORE THAN ONE SINGLE FAMILY DETACH DWELLING UNIT SHALL BE LOCATED ON AN INDIVIDUAL RESIDENTIAL LOT.
- 5.- ALL CURB CUTS SHALL COMPLY WITH THE TRANSPORTATION ELEMENT OF THE CITY OF LAREDO COMPREHENSIVE PLAN.
- 6.- BASIS OF BEARINGS & DISTANCES:GPS NAD 83 (2011 ADJ.) TEXAS STATE PLANE, 4205 SOUTH ZONE.
- 7.- P.O.B. COORDINATES REFERENCED TO NAD 83 (2011 ADJ.), TEXAS STATE PLANE, 4205 SOUTH ZONE ARE PROVIDED FOR GENERAL LOCATIVE PURPOSES AND DO NOT REPRESENT OFFICIAL (NGS) CONTROL.
- 8.- STRUCTURES ON LOTS 4 & 5, BLOCK 10 SHALL HAVE A MINIMUM FINISH FLOOR ELEVATION OF 402.1; STRUCTURES ON LOT 9, BLOCK 4 SHALL HAVE A MINIMUM FINISH FLOOR ELEVATION OF 403.90
- 9.- LOT 30, BLOCK 3 AND LOT 1, BLOCK 9 SHALL BE PROHIBITED FROM HAVING ACCESS THROUGH CUENCA DR.
- 10.- LOTS 13-23, BLOCK 4 AND LOT 13, BLOCK 10 SHALL BE PROHIBITED FROM HAVING ACCESS THROUGH FACULTAD BLVD.
- 11.-LOTS 9-23, BLOCK 4 AND LOTS 1-13, BLOCK 10 WILL HAVE SOME SURFACE WATER DRAINING TOWARDS THE BACK OF THE LOT; LOTS 24-29, BLOCK 4 WILL GET SOME SURFACE WATER FROM THE ADJACENT BACK LOTS. HOME OWNER SHALL NOT CHANGE THE GRADES OR CONSTRUCT FLOW RESTRICTING FENCES, BUILDINGS, STRUCTURES OR OTHER IMPROVEMENTS, IN SUCH MANNER THAT IMPEDES THE ESTABLISHED DRAINAGE FLOW. FENCES/WALLS WHICH HAVE THE POTENTIAL TO BLOCK DRAINAGE RUNOFF MUST BE CONSTRUCTED WITH ADEQUATE NUMBER AND SIZES OF OPENINGS TO PERMIT SURFACE RUNOFF TO CONTINUE TO FLOW.
- 12.-LOTS 16-30, BLOCK 3; LOTS 24-29, BLOCK 4; LOTS 9-16, BLOCK 6 AND LOTS 1-15, BLOCK 9; WILL HAVE LOT GRADING TYPE "A"; LOTS 9-23, BLOCK 4; AND LOTS 1-13, BLOCK 10 WILL HAVE LOT GRADING TYPE "B"; AS SHOWN ON SHEET 2 OF 2 OF THIS PLAT.



**Water Supply Description, Costs and Operability Date**

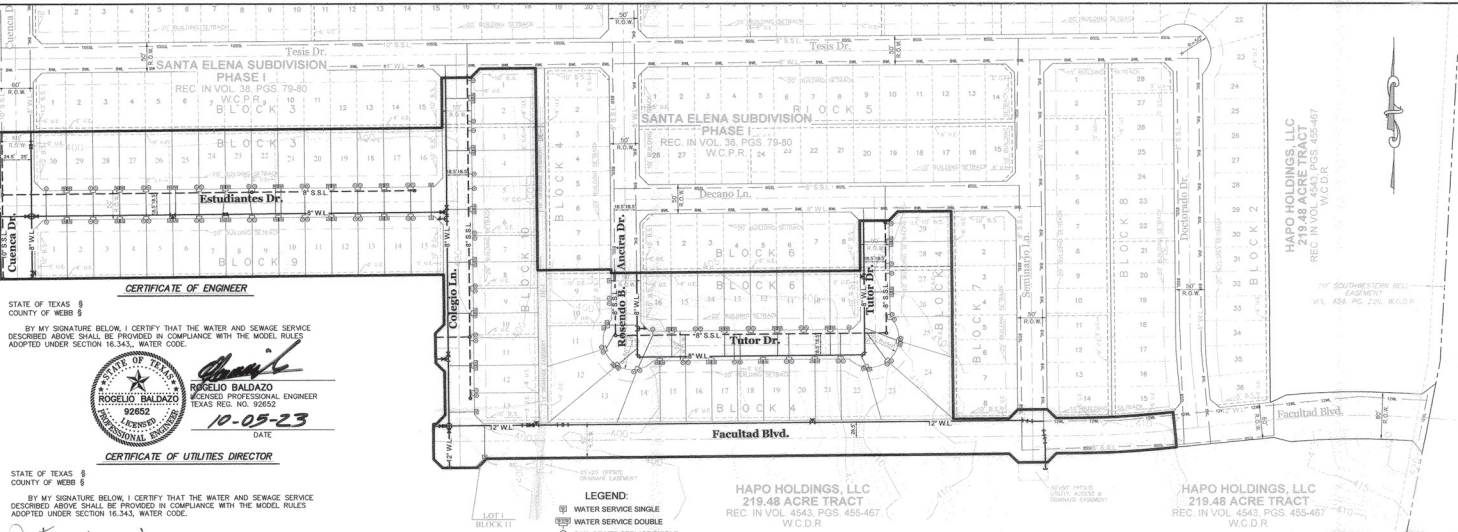
Santa Elena Subdivision, Phase III will be provided with potable water by the City of Laredo. The subdivisor, and the City of Laredo have entered into a contract in which the City of Laredo has promised to provide sufficient water to the subdivision for at least 30 years and the City of Laredo has provided documentation to sufficiently establish the long term quantity and quality of the available water supplies to serve the full development of this subdivision. The City of Laredo has a 12" diameter water line running along the North side of the existing right-of-way of Facultad Blvd. and 8" diameter water lines running along the East side of the existing right-of-way of Cuernca Dr. and along the East side of the existing right-of-way of Rosendo B. Ancira Dr. The water system for Santa Elena Subdivision, Phase III consists of 12" diameter water line along proposed Facultad Blvd. and 8" diameter water lines that connect to these existing 8" diameter water lines running along proposed extension of Cuernca Dr., Rosendo B. Ancira Dr. and proposed Estudiantes Dr., Colegio Ln. and Tutor Dr. inside this subdivision. These lines will service a total of 72 residential lots through individual services consisting of a 1/2" diameter single service for individual lots and a 1" diameter dual service lines run to pairs of lots before splitting into two 1/2" diameter single service lines going to the water meter boxes for each lot.

The 12" and 8" lines, gate valves, MJ fittings, fire hydrants, the 1" dual service lines, the 1/2" angle service lines, and the meter boxes have already been installed, at a total cost of \$488,120 or \$6,770.44 per lot. The subdivisor has in addition paid the City of Laredo the sum of \$20,850 which covers the cost per lot for the water availability and annexation fees.

**Sewer Facilities Description, Costs and Operability Date**

Sewage from Santa Elena Subdivision, Phase III will be disposed of through the sanitary sewer system of the City of Laredo. The subdivisor, and the City of Laredo have entered into a contract in which the City of Laredo has promised to provide sufficient sewage disposal for the full development of this subdivision. The City of Laredo has an existing 10" diameter sanitary sewer collector along the West side of the existing right-of-way of Cuernca Dr. and an 8" diameter sanitary sewer collector along the West side of existing right-of-way of Rosendo B. Ancira Dr., both flowing North and discharging to the South Laredo Sanitary Sewer Plant. The sanitary sewer system for Santa Elena Subdivision, Phase III consists of proposed 10" diameter sanitary sewer lines along the extension of Cuernca Dr. and proposed 8" diameter sanitary sewer lines along Rosendo B. Ancira Dr., Estudiantes Dr., Colegio Ln. and Tutor Dr. that connect to the existing 10" diameter sanitary sewer collector. The sanitary sewer system will service a total of 72 residential lots through individual services consisting of a 6" diameter single service for individual lots and a 6" diameter dual service lines run to pairs of lots before splitting into two 6" diameter single service lines.

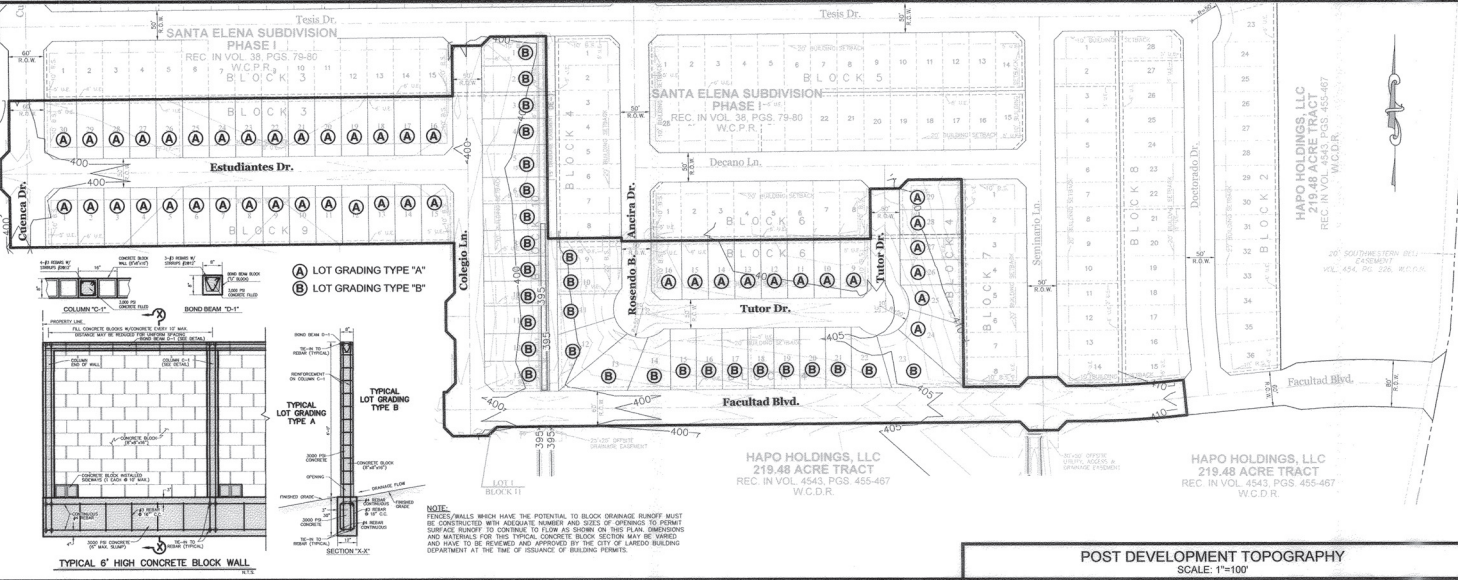
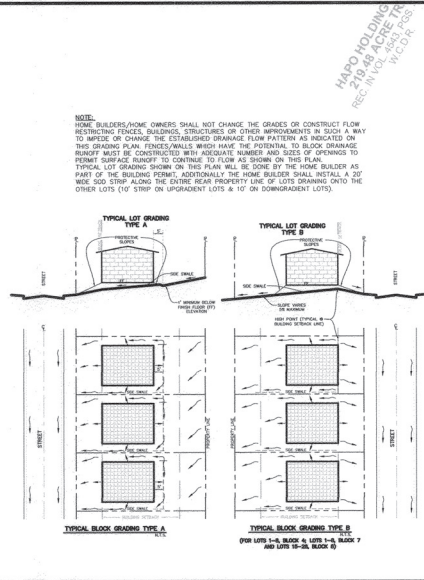
The 10" and 8" lines, the manholes, the clean-outs, the 6" dual service lines, and the 6" angle service lines have already been installed, at a total cost of \$244,130 or \$3,380.00 per lot. The subdivisor has in addition paid the City of Laredo the sum of \$7,200 which covers the cost per lot for the sewer annexation fees.



**CERTIFICATE OF ENGINEER**  
 STATE OF TEXAS §  
 COUNTY OF WEBB §  
 ROSELO BALDADO  
 LICENSED PROFESSIONAL ENGINEER  
 TEXAS REG. NO. 92652  
 10-05-23  
 DATE

**CERTIFICATE OF UTILITIES DIRECTOR**  
 STATE OF TEXAS §  
 COUNTY OF WEBB §  
 ARTURO GARZA, JR., P.E.  
 UTILITIES DIRECTOR  
 10-10-2023  
 DATE

**WATER DISTRIBUTION SYSTEM AND SANITARY SEWER SYSTEM**  
 SCALE: 1"=100'



**POST DEVELOPMENT TOPOGRAPHY**  
 SCALE: 1"=100'

GRAPHIC SCALE IN FEET 0 50 100 200	VERTICAL SCALE: 1"=10' HORIZONTAL SCALE: 1"=100'	LEGEND: R.O.W. RIGHT OF WAY P.O.B. POINT OF BEGINNING W.C.P.R. WEBB COUNTY PLAT RECORDS S.U.E. SUBDIVISION UTILITY EASEMENT W.L. WATER LINE S.S.L. SANITARY SEWER LINE D.E. DRAINAGE EASEMENT
DATE: 10-05-23	CHECKED: T.P.N./W.N.	
REVISIONS:	APPROVED: R.B./W.N.	
	FIELD BOOK	

**PORRAS NANCE ENGINEERING**

304 E. CALTON RD.  
 LAREDO, TEXAS 78041  
 TEL: F-6205  
 TBP: F-101888  
 OFFICE (956) 724-3097  
 WWW.PORRASNANCE.COM

OWNER:  
 HAPO DEVELOPMENT, LLC  
 3302 CUATRO VIENTOS DR.  
 SUITE # 239  
 LAREDO, TEXAS 78046  
 (956) 724-2892

ENGINEER/SURVEYOR:  
 PORRAS NANCE ENGINEERING  
 304 E. CALTON RD.  
 P.O. BOX 1670  
 LAREDO, TEXAS 78044  
 (956) 724-3097 PH  
 (956) 724-9208 FX

PROJECT DATA:  
 ACRES: 12.855 ACRES  
 LOTS: 72 LOTS  
 R.O.W.: 50'-60'  
 B/B: 31'-41'

PLAT OF:  
**SANTA ELENA SUBDIVISION, PHASE III**  
 12.855 ACRE TRACT  
 BEING OUT OF HAPO HOLDINGS, LLC 219.48 ACRE TRACT  
 RECORDED IN VOLUME 4543, PAGES 455-467, W.C.D.R.  
 PORCION 39 ~ ABSTRACT 250, JOSE ANTONIO NASARIO, ORIGINAL GRANTEE  
 CITY OF LAREDO, WEBB COUNTY, TEXAS

SHEET:  
 2 OF 2

## WATER SERVICE AGREEMENT

### AGREEMENT REGARDING WATER SERVICE FOR THE PROPOSED SANTA ELENA SUBDIVISION, PHASE III

PARTIES: This Agreement is by and between the Utility and the Subdivider, to wit: The Utility is the governing board or owner of a retail public utility, which supplies of drinking water known as the City of Laredo Water Utilities Department.

The Subdivider is HAPO Development LLC., who is the owner, or the authorized agent of the owner, of a tract of land in Webb County, Texas, that has been proposed to be divided into a subdivision (the Subdivision) known as Santa Elena Subdivision, Phase III.

TERMS: This Agreement is entered into in partial satisfaction of requirements under the Texas Water Development Board's Economically Distressed Areas Program Model Subdivision Rules. The Subdivider has prepared a plat of the Subdivision for submission to the City of Laredo for its approval. The Subdivider plans to construct for the Subdivision a drinking water distribution system to be connected to the Utility's public water system. The Utility has reviewed the plans for the Subdivision (the Plans) and has estimated the drinking water flow anticipated to be needed by the Subdivision under fully built-out conditions (the anticipated water flow) to be approximately 34,632 gallons daily.

The Utility covenants that it has or will have the ability to provide the anticipated water flow for at least thirty years, and that it will provide that water flow. These covenants will be in effect until thirty years after the plat of the subdivision has been recorded and the Subdivision's water distribution system has been connected to the Utility's water supply system.

The Subdivider covenants that the water distribution system will be constructed as shown in the Plans and as provided for through the plat-approval process so that the residents of the lots of the Subdivision may receive drinking water service from the Utility. Upon completion of the water distribution system and upon its approval and acceptance by the utility, the Subdivider will convey to the Utility all right and title to the water distribution system.

The Subdivider has paid the Utility the sum of \$ 29,800 which sum represents the total costs of water availability and water annexation fees.

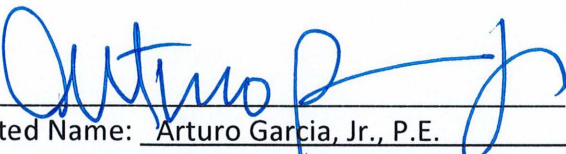
The above provisions notwithstanding, this Agreement shall no longer be in effect if the plat of the Subdivision is not approved by the City of Laredo or by municipality whose approval is required.




By affixing his or her signature to this Agreement, the person signing for the Utility warrants that he or she is authorized to sign this Agreement on behalf of the Utility. By affixing his or her signature to this Agreement, the person signing for the Subdivider warrants that he or she is authorized to sign this Agreement on behalf of the Subdivider.

This Agreement is effective on 10-10- , 2023.

The Utility

By:   
Printed Name: Arturo Garcia, Jr., P.E.  
Office or Position: Director of Utilities Department  
Date: 10/10/2023

The Subdivider: HAPO Development, LLC

By:   
Printed Name: Richard M. Hachar  
Office or Position: Manager  
Date: 10-5-23

## WASTEWATER SERVICE AGREEMENT

### AGREEMENT REGARDING WASTEWATER SERVICE FOR THE PROPOSED SANTA ELENA SUBDIVISION, PHASE III

PARTIES: This Agreement is by and between the Utility and Subdivider, to wit: The Utility is the governing board or owner of a retail public utility which provides wastewater treatment and is known as the City of Laredo Water Utilities Department.

The Subdivider is HAPO Development, LLC who is the owner or the authorized agent of the owner, of a tract of land in Webb County, Texas, that has been proposed to be divided into a subdivision (the Subdivision) known as Santa Elena Subdivision, Phase III.

TERMS: This Agreement is entered into in partial satisfaction of requirements under the Texas Water Development Board's Economically Distressed Areas Program Model Subdivision Rules. The Subdivider has prepared a plat of the subdivision for submission to the City of Laredo for its approval. The Subdivider plans to construct for the Subdivision a wastewater collection system to be connected to the Utility's wastewater collection and treatment system. Such wastewater will consist of domestic sewage, i.e., waterborne human waste and waste from domestic activities such as bathing, washing, and food preparation. The Utility has reviewed the plans for the Subdivision (the Plans) and has estimated the wastewater flow project from the Subdivision under fully built-out conditions (the projected wastewater flow) to be approximately 26,640 gallons daily.

The Utility covenants that it has or will have the capacity to treat the projected wastewater flow and that it will treat that wastewater for at least thirty years. These covenants will be in effect until thirty years after the plat of the Subdivision has been recorded and the Subdivision's wastewater collection system has been connected to the Utility's wastewater treatment plant.

The Subdivider covenants that the wastewater collection system will be constructed as shown in the Plans and as provided for through the plat-approval process so that the residents of the lots of the Subdivision may receive wastewater treatment service from the Utility. Upon completion of the wastewater collection system and upon its approval and acceptance by the Utility, the Subdivider will convey to the Utility all right and title to the wastewater collection system.

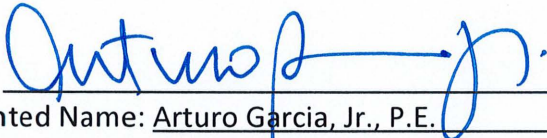
The Subdivider has paid the Utility the sum of \$7,200 which sum represents the total costs of wastewater annexation fees.

The above provision notwithstanding, this Agreement shall no longer be in effect if the plat of the Subdivision is not approved by the City of Laredo or by municipality whose approval is required.

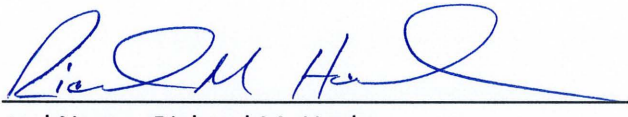
By affixing his or her signature to this Agreement, the person signing for the Utility warrants that he or she is authorized to sign this Agreement on behalf of the Utility. By affixing his or her signature to this Agreement, the person signing for the Subdivider warrants that he or she is authorized to sign this Agreement on behalf of the Subdivider.

This Agreement is effective on 10-10-, 2023.

The Utility

By:   
Printed Name: Arturo Garcia, Jr., P.E.  
Office or Position: Director of Utilities Department  
Date: 10/10/2023

The Subdivider: HAPO Development LLC.

By:   
Printed Name: Richard M. Hachar  
Office or Position: Manager  
Date: 10-5-23

**Planning and Zoning Commission- Regular**

Meeting Date: 11/02/2023

Staff Source: Amanda Pruneda, Planner II

APPLICANT: Charco Land Sales, LLC;  
ENGINEER Mesquite Engineering

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REQUEST:

Consideration of Model Subdivision Rule Compliance of The Coves at Winfield Phase 4A. The intent is residential.

**PL-018-2024**

**District VI- Cm Dr. David Tyler King**

SITE:

This 2.081-acre tract of land is located at the southwest corner of Victory Drive and True Patriot Drive intersection. The zoning for this 6-lot development is R-1 (Single Family Residential District). This tract is located in District VI - Cm. Dr. David Tyler King.

PROPOSED ACTION:

**APPROVAL**

NOTICE TO THE DEVELOPER:

**N/A**

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Attachments

Vicinity Map

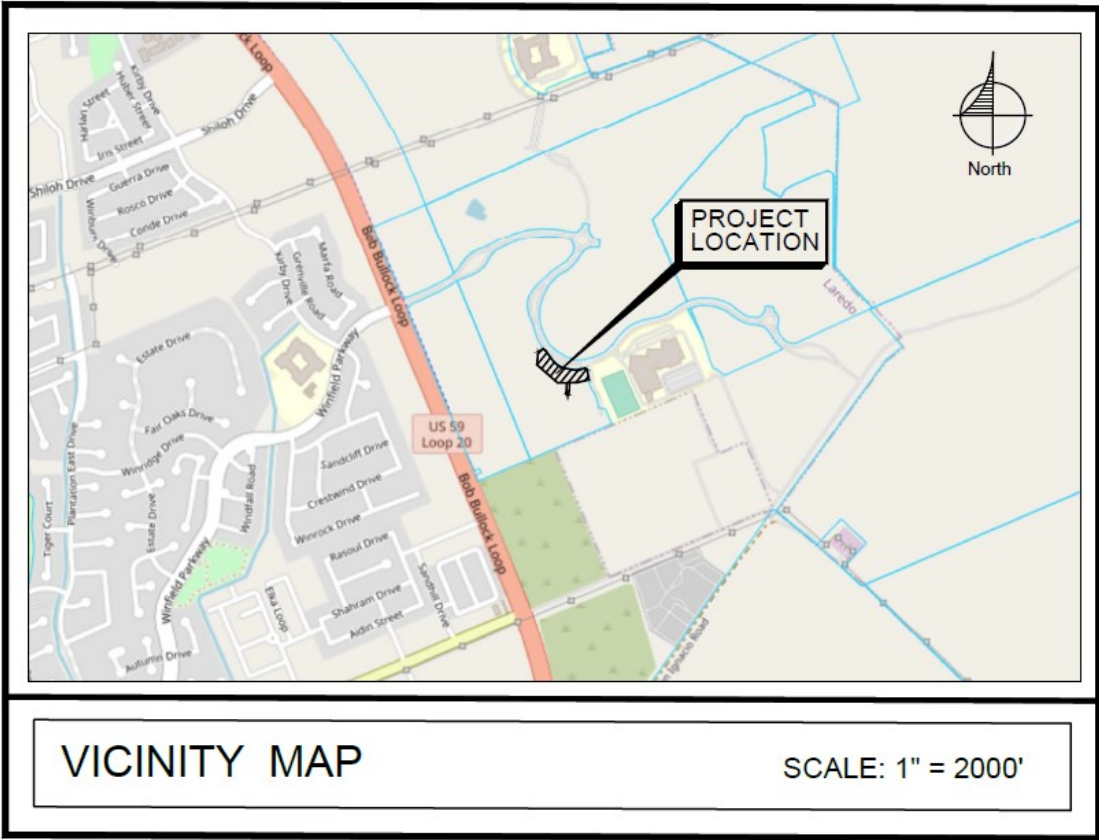
Plat Notes

Plat Exhibit

Water Service Agreement

Wastewater Service Agreement

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VICINITY MAP

SCALE: 1" = 2000'

## 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.- BEGINNING POINT FOR 2.081 ACRE TRACT: AN IRON ROD FOUND AT THE SOUTHERN CLIP CORNER OF TRUE PATRIOT DRIVE ( GPS: N:17105560.9300, E:680367.6990 )
- 5.- BY GRAPHICALLY PLOTTING, THIS PARCEL WAS DETERMINED TO NOT BE WITHIN A 100 YEAR FREQUENCY FLOOD ZONE AS PER FLOOD INSURANCE RATE MAPS FOR WEBB COUNTY, TEXAS COMMUNITY PANEL No. 48479C1205C WITH AN EFFECTIVE DATE: APRIL 2, 2008.
- 6.- ANY IMPROVEMENTS WITHIN THE FLOODPLAIN MUST COMPLY WITH THE LAND DEVELOPMENT CODE CHAPTER 24, SECTION 24-69.
- 7.- FINISHED FLOOR ELEVATIONS, MECHANICAL EQUIPMENT, AND LOWEST STRUCTURAL MEMBER FOR LOTS WITHIN A FLOOD ZONE SHALL BE 18" ABOVE THE BASE FLOOD ELEVATION.
- 8.- DRIVEWAYS SHALL BE CONSTRUCTED IN SUCH A WAY THAT VEHICLES DO NOT REVERSE ON TO STREET, i.e CIRCULAR, HAMMERHEADS, AND MUST BE APPROVED BY THE CITY OF LAREDO THROUGH THE BUILDING PERMITTING PROCESS.
- 9.- SIDEWALKS AND ACCESSIBILITY RAMPS TO BE INSTALLED DURING THE HOMEBUILDING PROCESS. LOCATION OF ACCESSIBILITY RAMPS MUST BE APPROVED BY THE CITY OF LAREDO DURING THE BUILDING PERMITTING PROCESS.

CERTIFICATE OF OWNER:

STATE OF TEXAS:
COUNTY OF WEBB:
I, RADCLIFFE KILLAM II, PRESIDENT & CEO OF KILLAM MANAGEMENT, L.L.C., A TEXAS LIMITED LIABILITY COMPANY...

RADCLIFFE KILLAM II
MANAGING MEMBER
DATE

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...

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 PLAN TO THE MATTERS OF STREETS, LOTS, DRAINAGE, WATER, SEWER, AND APPURTENANCES LAYOUT...

HUGO SECA
REGISTERED PROFESSIONAL ENGINEER
TEXAS NO. 82079
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 PLAN IS TRUE AND CORRECT AND WAS PREPARED FROM AN ACTUAL SURVEY OF THE PROPERTY MADE UNDER MY SUPERVISION...

HUGO SECA
REGISTERED PROFESSIONAL LAND SURVEYOR
TEXAS NO. 5783
DATE

PLAT APPROVAL - CITY ENGINEER:
I HAVE REVIEWED THIS PLAN AND ACCOMPANYING CONSTRUCTION DRAWINGS IDENTIFIED AS PLAT OF THE COVES AT WINFIELD, PHASE 4A, PREPARED BY HUGO SECA, REGISTERED PROFESSIONAL ENGINEER NO. 82079, AND DATED THE DAY OF 2023, WITH THE LAST REVISED DATE ON 2023, AND HAVE FOUND THEM IN COMPLIANCE WITH THE SUBDIVISION ORDINANCE OF THE CITY OF LAREDO, TEXAS.

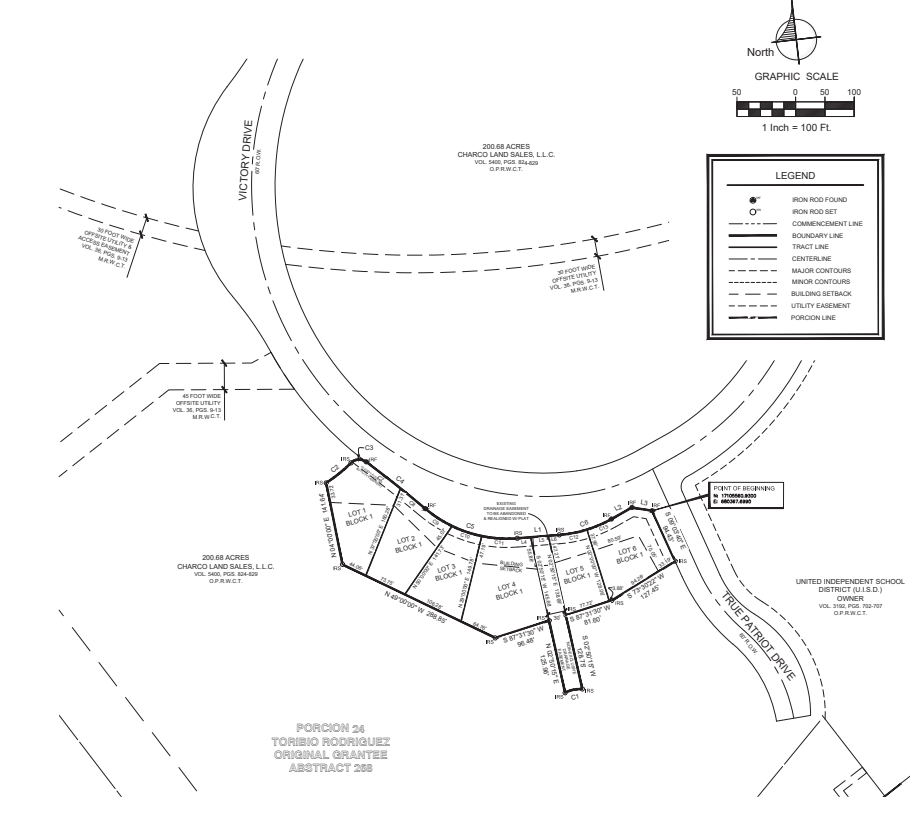
RAMON E. CHAVEZ, P.E.
CITY ENGINEER
DATE

PLANNING COMMISSION APPROVAL:
THIS PLAN OF THE COVES AT WINFIELD, PHASE 4A, 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 2023.

JUAN M. NARVAEZ JR.
CHAIRMAN
DATE

ATTENTMENT OF PLANNING COMMISSION APPROVAL:
THE CITY OF LAREDO PLANNING COMMISSION APPROVED THE FILING FOR RECORD OF THIS PLAN OF THE COVES AT WINFIELD, PHASE 4A, AT A PUBLIC MEETING HELD ON THE DAY OF 2023. THE MINUTES OF SAID MEETING REFLECT SUCH APPROVAL.

ORLANDO D. NAVARRO
DIRECTOR PLANNING & ZONING DEPT.
DATE

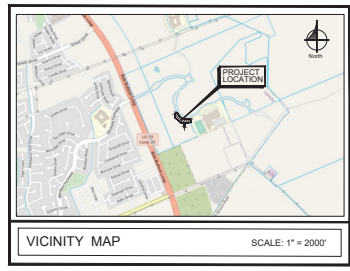


LEGEND
IRON ROD FOUND
IRON ROD SET
COMMENCEMENT LINE
BOUNDARY LINE
TRACT LINE
CENTERLINE
MAJOR CONTOURS
MINOR CONTOURS
BUILDING SETBACK
UTILITY EASEMENT
PORTION LINE

LOT TABLE
LOT 1 15,247 SQ.FT.
LOT 2 13,381 SQ.FT.
LOT 3 11,362 SQ.FT.
LOT 4 18,796 SQ.FT.
LOT 5 9,560 SQ.FT.
LOT 6 14,344 SQ.FT.

Line Table
Line # Length Direction
L1 71.98 S 79°13'08" E
L2 40.18 N 75°58'28" E
L3 35.01 S 65°39'46" E
L4 23.00 S 79°13'08" E
L5 71.98 S 79°13'08" E
L6 18.69 S 79°13'08" E

Curve Table
Curve # Length Radius Delta Tangent Chord Direction Chord Length
C1 30.34 58.00 29°58'35" 15.53 N 87°09'45" W 30.00
C2 54.32 275.00 11°19'06" 27.25 N 66°19'41" E 54.24
C3 28.34 20.00 81°12'08" 17.14 S 78°47'49" E 26.03
C4 128.78 1,984.00 3°43'08" 64.40 S 36°20'11" E 128.74
C5 168.67 216.00 44°44'30" 88.90 S 56°50'54" E 164.42
C6 93.52 216.00 24°48'24" 47.50 N 88°22'40" E 92.79
C7 73.98 1,984.00 2°08'11" 36.99 S 37°07'39" E 73.97
C8 54.78 1,984.00 1°34'55" 27.39 S 35°16'06" E 54.78
C9 54.47 216.00 14°26'55" 27.38 S 41°42'06" E 54.33
C10 53.50 216.00 14°11'33" 26.89 S 58°01'20" E 53.37
C11 60.70 216.00 16°06'03" 30.55 S 71°10'08" E 60.50
C12 48.19 216.00 12°47'00" 24.20 S 85°36'39" E 48.09
C13 45.33 216.00 12°01'23" 22.75 N 81°59'09" E 45.24



- 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.

LEGAL DESCRIPTION FOR A TRACT OF LAND

containing 2.081 acres of land, more or less, situated in Parcel 24, Toribio Rodriguez, Original Grantee, Abstract 208, and being out of a Tract of Land conveyed to Clara I and Sales, L.L.C., as recorded in Volume 5403, Page 824-825, Official Public Records of Webb County, Texas, said tract of land being more particularly described by metes and bounds as follows:

COMMENCING at a 1/2" iron rod (GPS Coordinate: N 17105560.9300, E:6080567.6990) found on the most nearly side corner of the west right-of-way line of True Patriot Drive (660' R.O.W.), same iron rod being the POINT OF BEGINNING of this tract of land containing 2.081 acres, more or less, an exterior corner hereof;
THENCE, S 69°03'40" E, along the west right-of-way line of said True Patriot Drive, a distance of 94.1 feet to a set 1/2" iron rod, an interior corner hereof;
THENCE, S 73°30'22" W, a distance of 127.45 feet to a set 1/2" iron rod, a point of deflection to the right;
THENCE, S 87°31'30" W, a distance of 81.60 feet to a set 1/2" iron rod, an interior corner hereof;
THENCE, S 02°50'15" W, a distance of 128.75 feet to a set 1/2" iron rod, same being the point of curvature of a 58.00-foot radius curve to the left, having a delta of 29°58'35", a tangent of 15.53 feet, and a chord of S 87°09'45" W = 30.00 feet, an exterior corner hereof;
THENCE, along the arc of said 58.00-foot radius curve to the left, a distance of 30.34 feet to a set 1/2" iron rod, an exterior corner hereof;
THENCE, N 02°50'15" E, a distance of 125.96 feet to a set 1/2" iron rod, an interior corner hereof;
THENCE, S 87°31'30" E, a distance of 96.48 feet to a set 1/2" iron rod, an exterior corner hereof;
THENCE, N 49°00'00" W, a distance of 288.85 feet to a set 1/2" iron rod, an exterior corner hereof;
THENCE, N 04°00'00" E, a distance of 114.64 feet to a set 1/2" iron rod, same being the point of curvature of a 275.00-foot radius curve to the left, having a delta of 66°19'41", a tangent of 27.25 feet, and a chord of N 66°19'41" E = 54.24 feet, an exterior corner hereof;
THENCE, along the arc of said 275.00-foot radius curve to the left, a distance of 54.32 feet to a set 1/2" iron rod, same being the point of curvature of a 20.00-foot radius curve to the right, having a delta of 81°12'08", a tangent of 17.14 feet, and a chord of S 78°47'49" W = 26.03 feet;
THENCE, along the arc of said 20.00-foot radius curve to the right, a distance of 28.34 feet to a set 1/2" iron rod, same iron rod being on the south right-of-way line of Victory Drive (60.00' R.O.W.), from which a found 1/2" iron rod bears N 39°30'15" W, a distance of 1.15 feet, same being the point of curvature of a 1,984.00-foot radius curve to the right, having a delta of 03°43'06", a tangent of 64.40 feet, and a chord of S 36°20'11" E = 128.73 feet;
THENCE, along the south right-of-way line of Victory Drive and the arc of said 1,984.00-foot radius curve to the right, a distance of 128.75 feet to a found 1/2" iron rod, same being the point of curvature of a 216.00-foot radius curve to the left, having a delta of 44°44'30", a tangent of 64.40 feet, and a chord of S 56°50'54" W = 164.42 feet;
THENCE, continuing along the south right-of-way line of Victory Drive and the arc of said 216.00-foot radius curve to the left, a distance of 168.67 feet to a set 1/2" iron rod, a deflection hereof;
THENCE, S 79°13'08" E, continuing along the south right-of-way line of Victory Drive, a distance of 71.98 feet to a set 1/2" iron rod, same being the point of curvature of a 216.00-foot radius curve to the left, having a delta of 47°50'56", a tangent of 47.50 feet, and a chord of S 88°22'40" E = 92.79 feet, a deflection hereof;
THENCE, continuing along the south right-of-way line of Victory Drive and the arc of said 216.00-foot radius curve to the left, a distance of 93.52 feet to a found 1/2" iron rod, a deflection hereof;
THENCE, S 73°58'28" E, continuing along the south right-of-way line of Victory Drive, a distance of 40.18 feet to a found 1/2" iron rod, same iron rod being on a corner clip, an interior corner hereof;
THENCE, S 65°39'46" E, continuing along the south right-of-way line of Victory Drive and said corner clip, a distance of 35.01 feet to the POINT OF BEGINNING of this tract of land containing 2.081 acres, more or less.

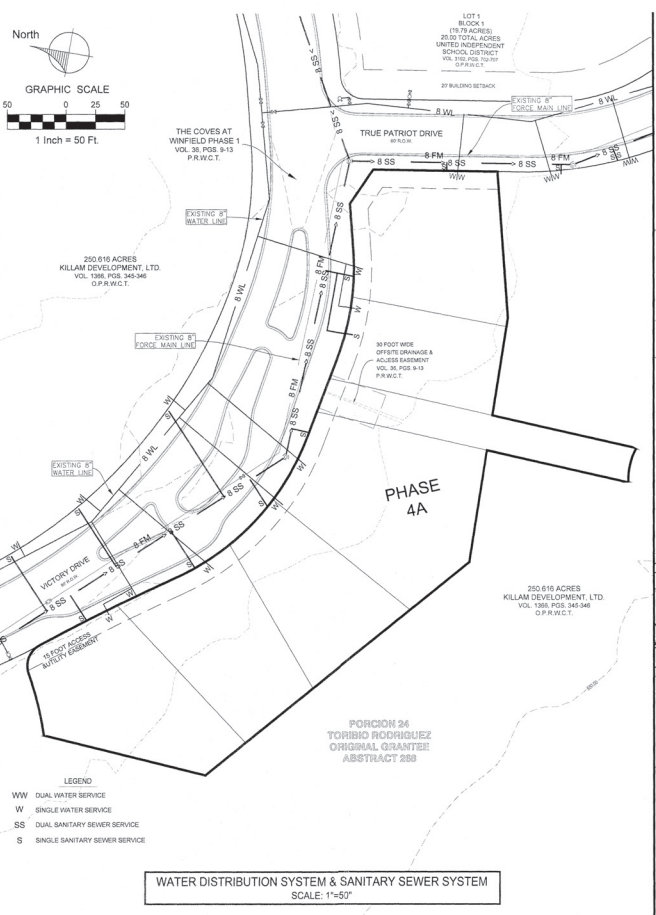
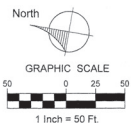
Basis of Bearings: Texas Coordinate System of 1983, South Zone 4285.



FINAL PLAT
THE COVES AT WINFIELD
PHASE 4A



Table with columns: SHEET NAME, REVISION DATE, REVISION, DRAWN BY, CHECKED BY, PREPARED BY, DATE, DATE, DATE. Includes a date stamp: 05-09-2023.



**Water Supply Description, Costs, and Operability Date**

The Coves at Winfield Phase 4A will be provided potable water by the City of Laredo. The subdivider and the City of Laredo have entered into a contract in which the City of Laredo has committed to provide sufficient water to the subdivision for at least 30 years and the City of Laredo has provided documentation to sufficiently establish the long term quantity and quality of the available water supplies to serve the development of the subdivision. The City of Laredo has a 8" water line along the ROW of Victory Dr. installed as part of The Coves at Winfield Phase 1. Existing services were also installed during Phase 1 for future lots along Victory Dr.

As a part of The Coves at Winfield Phase 4A a single water service was required to be relocated. This project was bundled with additional projects called The Coves at Winfield Phase 4A, 5A, 6A, 6B, 7A, 7B, 10A and installed at a total cost of \$54,810.00. The Subdivider has in addition paid the City of Laredo the sum of \$11,500.00 which covers the cost of water availability fees.

**Sewer Facilities Description, Costs, and Operability Date**

Sewage from The Coves at Winfield Phase 4A will be disposed of through the sanitary sewer system of the City of Laredo. The subdivider and the City of Laredo have entered into a contract in which the City of Laredo has committed to provide sufficient sewage disposal to the subdivision. The City of Laredo has an existing 8" sanitary line along the ROW of Victory Dr. installed as part of The Coves at Winfield Phase 1. Existing Services were also installed during Phase 1 for future lots along Victory Dr.

As part of The Coves at Winfield Phase 4A, A single sanitary service was required to be relocated. This project was bundled with additional projects called The Coves at Winfield Phase 4A, 5A, 6A, 6B, 7A, 7B, 10A and installed at a total cost of \$54,810.00. There were no wastewater annexation costs associated with The Coves at Winfield Phase 4A, as the City of Laredo-Utilities Departments did not provide any documentation.

**CERTIFICATE OF ENGINEER:**

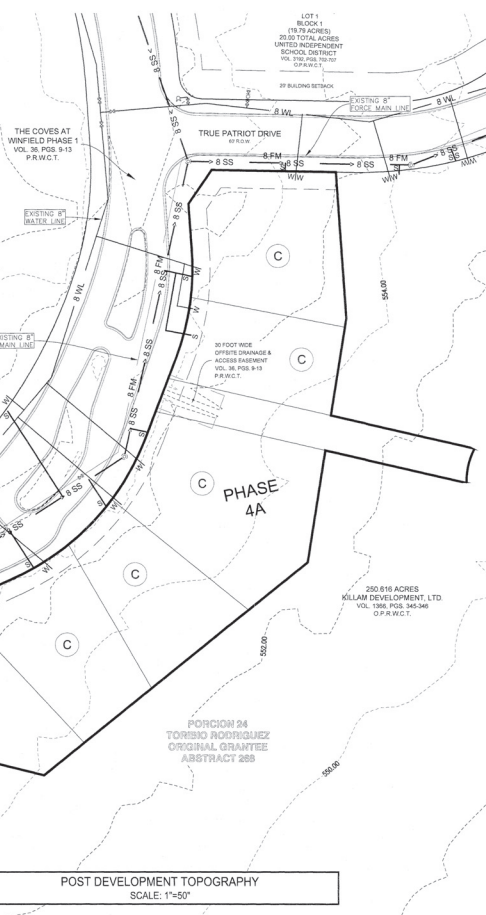
STATE OF TEXAS  
COUNTY OF WEBB  
I HEREBY CERTIFY THAT PROPER ENGINEERING CONSIDERATION HAS BEEN GIVEN THIS PLAT TO THE MATTERS OF STREETS, LOTS, DRAINAGE, WATER, SEWER, AND APPURTENANCES LAYOUT, AND TO THE BEST OF MY KNOWLEDGE, THIS PLAT CONFORMS TO ALL REQUIREMENTS OF THE SUBDIVISION ORDINANCE, EXCEPT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

HUGO SEGA  
REGISTERED PROFESSIONAL ENGINEER  
TEXAS NO. 62079

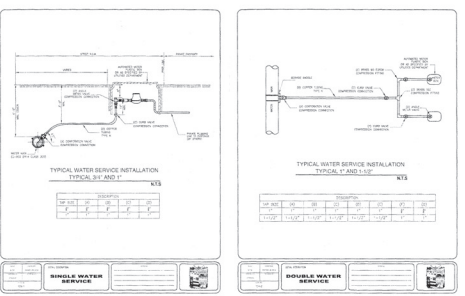
**CERTIFICATE OF UTILITIES DIRECTOR:**

STATE OF TEXAS  
COUNTY OF WEBB  
BY MY SIGNATURE BELOW, I CERTIFY THAT THE WATER AND SEWAGE SERVICE DESCRIBED ABOVE SHALL BE PROVIDED IN COMPLIANCE WITH THE MODEL RULES ADOPTED UNDER SECTION 16.343, WATER CODE

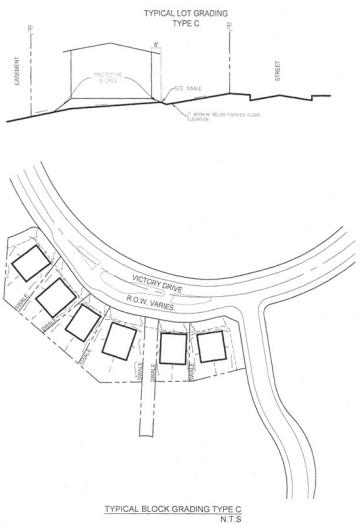
ARTURO GARCIA JR., P.E.  
UTILITIES DIRECTOR



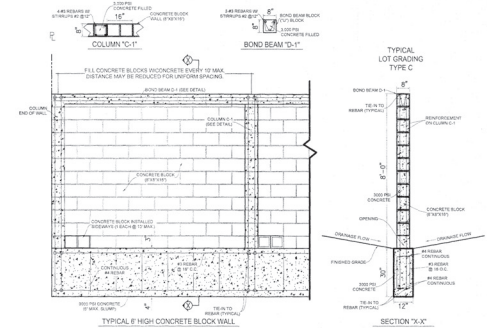
**Typical Water Service Installation**



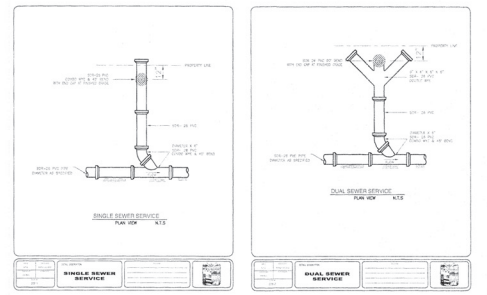
<input type="checkbox"/> SINGLE WATER SERVICE	<input type="checkbox"/> DUAL WATER SERVICE
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**GRADING NOTE:**  
HOME BUILDERS/HOME OWNERS SHALL NOT CHANGE THE GRADES OR CONSTRUCT FLOW RESTRICTING FENCES, BUILDINGS STRUCTURES OR OTHER IMPROVEMENTS IN SUCH A WAY TO IMPIDE OR CHANGE THE ESTABLISHED DRAINAGE FLOW PATTERN AS INDICATED ON THIS GRADING PLAN. TYPICAL LOT GRADING SHOWN ON THIS PLAN WILL BE DONE BY THE HOME BUILDER AS PART OF THE BUILDING PERMIT. ADDITIONALLY, THE HOME BUILDER SHALL INSTALL A 2' WIDE SOD STRIP ALONG THE ENTIRE REAR PROPERTY LINE OF LOTS DRAINING ONTO OTHER LOTS, 10' STRIP ON UPGRADENT LOTS & 10' STRIP ON DOWNGRADENT LOT.



**NOTE:**  
FENCES / WALLS WHICH HAVE THE POTENTIAL TO BLOCK DRAINAGE RUNOFF MUST BE CONSTRUCTED WITH ADEQUATE NUMBER AND SIZES OF OPENINGS TO PERMIT SURFACE RUNOFF TO CONTINUE TO FLOW AS SHOWN ON THIS PLAN. DIMENSIONS AND MATERIALS FOR THIS TYPICAL CONCRETE BLOCK SECTION MAY BE VARIED AND HAVE TO BE REVIEWED AND APPROVED BY THE CITY OF LAREDO BUILDING AT THE TIME OF ISSUANCE OF BUILDING PERMITS.



<input type="checkbox"/> SINGLE WATER SERVICE	<input type="checkbox"/> DUAL WATER SERVICE
---	---

**MESQUITE**  
CONSTRUCTION PLANS  
1015 W. MAIN STREET, SUITE 1000, LAREDO, TEXAS 78401  
PHONE: (956) 724-7474  
FAX: (956) 724-7488  
TYPED (REGISTRATION NO.) 123089

CONSTRUCTION PLANS  
**THE COVES AT WINFIELD, PHASE 4A**  
SHOWING  
MODEL HOMES - PHASE 4A  
CITY OF LAREDO, WEBB COUNTY, TEXAS

**KILLAM**

DESIGNED BY	AJM
CHECKED BY	VJM
APPROVED BY	HJS
PROJECT	KILLAM - 2023-1024
PLANNER	10/12/23
DATE	05-24-2023
SCALE	1" = 50'
DATE	11 x 17



## WATER SERVICE AGREEMENT

### AGREEMENT REGARDING WATER SERVICE FOR THE PROPOSED THE COVES AT WINFIELD PHASE 4A

**PARTIES:** This Agreement is by and between the Utility and the Sub-divider, to which: The Utility is the governing board or owner of a retail public utility, which supplies drinking water known as the City of Laredo Water Utilities Department.

The Sub-divider is Charco Land Sales, LLC., who is the owner, or the authorized agent of the owner, of a tract of land in Webb County, Texas, that has been proposed to be divided into a subdivision (the Subdivision) known as The Coves at Winfield Phase 4A.

**TERMS:** This Agreement is entered into in partial satisfaction of requirements under the Texas Water Development Board's Economically Distressed Areas Program Model Subdivision Rules. The Sub-divider has prepared a plat of the Subdivision for submission to the City of Laredo for its approval. The Sub-divider plans to install a single water service connection for a single lot as part of this plat. The Utility has reviewed the plans for the subdivision. Existing public infrastructure has been installed as part of a plat called The Coves at Winfield Phase 1 in the Victory Dr. Right-of-Way. The built-out conditions (the anticipated water flow) to be approximately 2,886 gallons per day.

The Utility covenants that it has or will have the ability to provide the anticipated water flow for at least thirty years, and that it will provide that water flow. These covenants will be in effect until thirty years after the plat of the subdivision has been recorded. The Utility currently has public water infrastructure along the Victory Dr. Right-of-Way installed as part of The Coves at Winfield Phase 1. Utility services were installed as part of Phase 1 to service future lots along Victory Dr.

The Sub-divider has paid the Utility the sum of \$11,500.00 which represents the costs of water availability fees.

The above provisions notwithstanding, this Agreement shall no longer be in effect if the plat of the Subdivision is not approved by the City of Laredo or by municipality whose approval is required.

By affixing his or her signature to this Agreement, the person signing for the Utility warrants that he or she is authorized to sign this Agreement of behalf of the Utility. By affixing his or her signature to this Agreement, the person signing for the Sub-divider warrants that he or she is authorized to sign this Agreement, on behalf of the Sub-divider.

This Agreement is effective 10-24-, 2023

The Utility:

The City of Laredo, Texas, a Texas Municipal Corporation

By: Arturo Garcia, Jr.

Printed Name: Arturo Garcia, Jr., PE

Office or Position: Director of Utilities Department

Date: 10/24/2023

The Sub-divider:

Charco Land Sales, LLC., a Texas Limited Company

By: Killam Management, LC

Its: Sole Voting Member

By: Radcliffe Killam II

Printed Name: Radcliffe Killam II

Office Position: President and CEO

Date: 8/8/23

## WASTEWATER SERVICE AGREEMENT

### AGREEMENT REGARDING WASTEWATER SERVICE FOR THE PROPOSED THE COVES AT WINFIELD PHASE 4A

PARTIES: This Agreement is by and between the Utility and the Sub-divider, to which: The Utility is the governing board or owner of a retail public utility, which supplies drinking water known as the City of Laredo Water Utilities Department.

The Sub-divider is Charco Land Sales, LLC., who is the owner, or the authorized agent of the owner, of a tract of land in Webb County, Texas, that has been proposed to be divided into a subdivision (the Subdivision) known as The Coves at Winfield Phase 4A.

TERMS: This Agreement is entered into in partial satisfaction of requirements under the Texas Water Development Board's Economically Distressed Areas Program Model Subdivision Rules. The Sub-divider has prepared a plat of the Subdivision for submission to the City of Laredo for its approval. The Sub-divider plans to relocate an existing sanitary service. The Utility has reviewed the plans for the subdivision. Such wastewater will consist of domestic sewage, i.e., waterborne human waste and waste from domestic activities such as bathing, washing and food preparation. Existing wastewater collection system has been installed as part of a plat called The Coves at Winfield Phase 1 in the Victory Dr. Right-of-Way. The built-out conditions (the anticipated water flow) to be approximately 2,220 gallons per day.

The Utility covenants that it has or will have the ability to treat the projected wastewater flow and will treat that wastewater for at least thirty years, after the plat of the subdivision has been recorded.

The Sub-divider was not provided wastewater annexation fees by the Utility

The above provisions notwithstanding, this Agreement shall no longer be in effect if the plat of the Subdivision is not approved by the City of Laredo or by municipality whose approval is required.

By affixing his or her signature to this Agreement, the person signing for the Utility warrants that he or she is authorized to sign this Agreement of behalf of the Utility. By affixing his or her signature to this Agreement, the person signing for

the Sub-divider warrants that he or she is authorized to sign this Agreement, on behalf of the Sub-divider.

This Agreement is effective 10-24-, 2023

The Utility:

The City of Laredo, Texas, A Texas Municipal Corporation

By: Arturo Garcia, Jr.

Printed Name: Arturo Garcia, Jr., PE

Office or Position: Director of Utilities Department

Date: 10/24/2023

The Sub-divider:

Charco Land Sales, LLC., a Texas Limited Company

By: Killam Management, LC

Its: Sole Voting Member

By: Radcliffe Killam II

Printed Name: Radcliffe Killam II

Office Position: President and CEO

Date: 8/8/23

**Planning and Zoning Commission- Regular**

Meeting Date: 11/02/2023

Staff Source: Amanda Pruneda, Planner II

APPLICANT: Charco Land Sales, LLC;  
ENGINEER Mesquite Engineering

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REQUEST:

Consideration of Model Subdivision Rule Compliance of The Coves at Winfield Phase 5A. The intent is residential.

**PL-019-2024**

**District VI - Cm. Dr. David Tyler King**

SITE:

This 1.832-acre tract of land is located south of Inspiration Parkway and west adjacent to Victory Drive. The zoning for this 8-lot development is R-1 (Single Family Residential District). This tract is located in District VI - Cm. Dr. David Tyler King.

PROPOSED ACTION:

**APPROVAL**

NOTICE TO THE DEVELOPER:

**N/A**

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Attachments

Vicinity Map

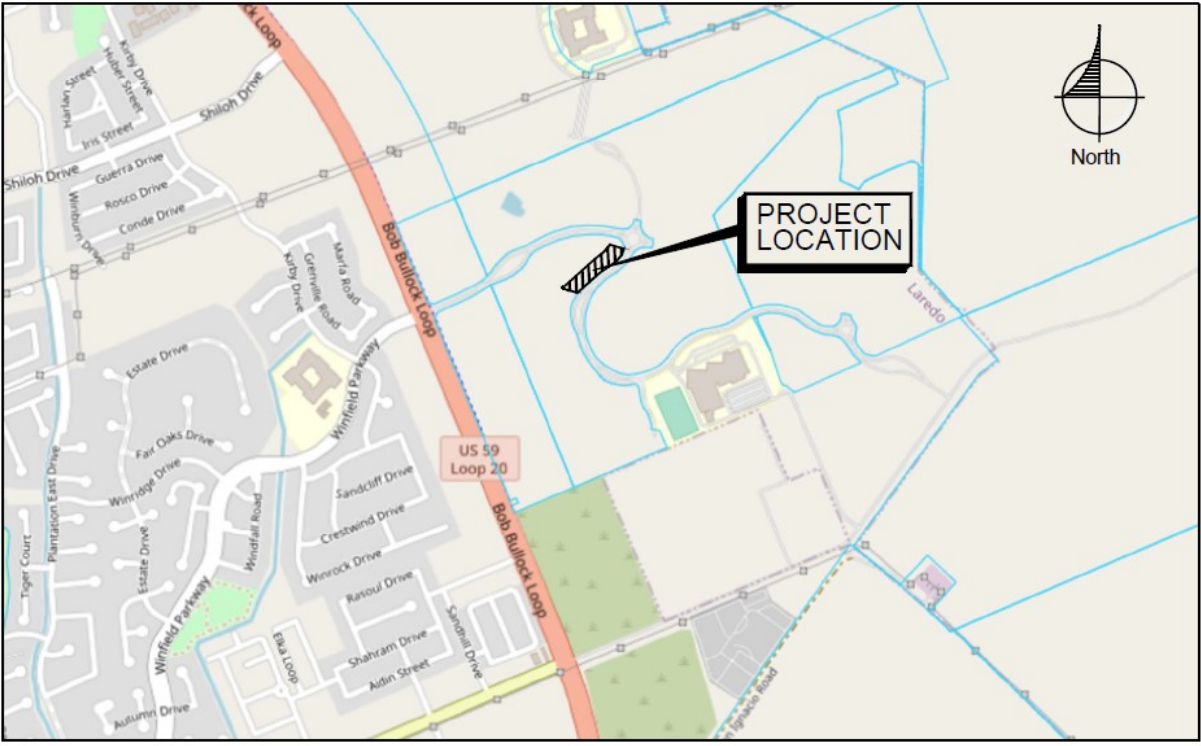
Plat Notes

Plat Exhibit

Water Service Agreement

Wastewater Service Agreement

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VICINITY MAP

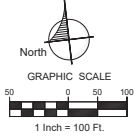
SCALE: 1" = 2000'

## 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 1.832 ACRE TRACT: AN IRON ROD FOUND AT THE EAST R.O.W. OF VICTORY DRIVE ( GPS: N:17106757.0800, E:680318.9270
- 5.- BY GRAPHICALLY PLOTTING, THIS PARCEL WAS DETERMINED TO NOT BE WITHIN A 100 YEAR FREQUENCY FLOOD ZONE AS PER FLOOD INSURANCE RATE MAPS FOR WEBB COUNTY, TEXAS COMMUNITY PANEL No. 48479C1205C WITH AN EFFECTIVE DATE: APRIL 2, 2008.
- 6.- ANY IMPROVEMENTS WITHIN THE FLOODPLAIN MUST COMPLY WITH THE LAND DEVELOPMENT CODE CHAPTER 24, SECTION 24-69.
- 7.- FINISHED FLOOR ELEVATIONS, MECHANICAL EQUIPMENT, AND LOWEST STRUCTURAL MEMBER FOR LOTS WITHIN A FLOOD ZONE SHALL BE 18" ABOVE THE BASE FLOOD ELEVATION.
- 8.- DRIVEWAYS SHALL BE CONSTRUCTED IN SUCH A WAY THAT VEHICLES DO NOT REVERSE ON TO STREET, i.e CIRCULAR, HAMMERHEADS, AND MUST BE APPROVED BY THE CITY OF LAREDO THROUGH THE BUILDING PERMITTING PROCESS.
- 9.- SIDEWALKS AND ACCESSIBILITY RAMPS TO BE INSTALLED DURING THE HOMEBUILDING PROCESS. LOCATION OF ACCESSIBILITY RAMPS MUST BE APPROVED BY THE CITY OF LAREDO DURING THE BUILDING PERMITTING PROCESS.

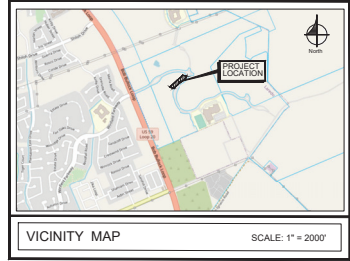
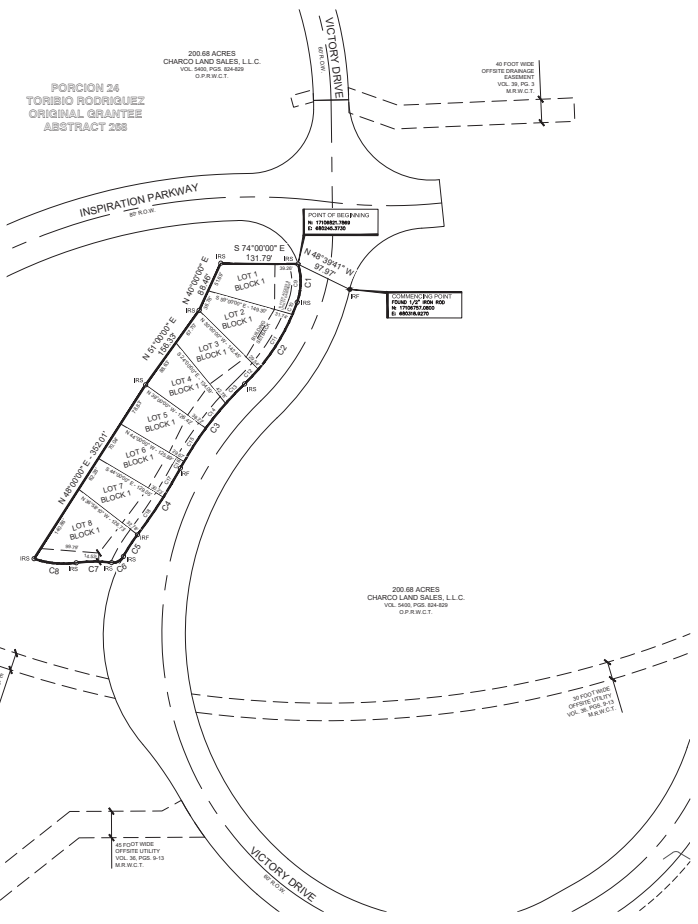
CERTIFICATE OF OWNER:

STATE OF TEXAS:
COUNTY OF WEBB:
I, RADCLIFFE KILLAM II, PRESIDENT & CEO OF KILLAM MANAGEMENT, L.L.C., A TEXAS LIMITED LIABILITY COMPANY...



LEGEND table with symbols for iron rod found, commencement line, boundary line, tract line, centerline, major contours, minor contours, building setback, utility easement, and portion line.

200.68 ACRES
CHARLO LAND SALES, L.L.C.
VOL. 540, PGS. 28-29
O.P.R.E.C.T.
PORCION 24
TORIBIO RODRIGUEZ
ORIGINAL GRANTEE
ABSTRACT 268



RADCLIFFE KILLAM II
MANAGING MEMBER
DATE

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...

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, DRAINAGE, WATER, SEWER, AND APPURTENANCES LAYOUT...

HUGO SECA
REGISTERED PROFESSIONAL ENGINEER
TEXAS NO. 82079
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 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.

HUGO SECA
REGISTERED PROFESSIONAL LAND SURVEYOR
TEXAS NO. 5783
DATE

PLAT APPROVAL - CITY ENGINEER:

I HAVE REVIEWED THIS PLAT AND ACCOMPANYING CONSTRUCTION DRAWINGS IDENTIFIED AS PLAT OF THE COVES AT WINFIELD, PHASE 5A PREPARED BY HUGO SECA, REGISTERED PROFESSIONAL ENGINEER NO. 82079, AND DATED THE DAY OF 2023, WITH THE LAST REVISED DATE OF 2023, AND HAVE FOUND THEM IN COMPLIANCE WITH THE SUBDIVISION ORDINANCE OF THE CITY OF LAREDO, TEXAS.

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

CERTIFICATION OF COUNTY CLERK:
I, MARGER IBARRA, CLERK OF THE COUNTY COURT IN AND FOR THE WEBB COUNTY, DO HEREBY CERTIFY THAT THE FOREGOING INSTRUMENT DATED THE DAY OF 2023, WITH ITS CERTIFICATE OF AUTHENTICATION WAS FILED FOR RECORD IN MY OFFICE ON THE DAY OF 2023, AT O'CLOCK \_\_\_M. IN VOLUME \_\_\_ PAGE(S) \_\_\_ OF THE PLAT RECORDS OF SAID COUNTY.

DEPUTY COUNTY CLERK:
WEBB COUNTY, TEXAS
DATE

CERTIFICATION OF COUNTY CLERK:
FILED FOR RECORD AT \_\_\_ O'CLOCK \_\_\_M. ON THE DAY OF 2023.

DEPUTY:
DATE

JUAN M. NARVAEZ JR.
CHAIRMAN
DATE

ATTESTMENT OF PLANNING COMMISSION APPROVAL:
THE CITY OF LAREDO PLANNING COMMISSION APPROVED THE FILING FOR RECORD OF THIS PLAT OF THE COVES AT WINFIELD, PHASE 5A, AT A PUBLIC MEETING HELD ON THE DAY OF 2023. THE MINUTES OF SAID MEETING REFLECT SUCH APPROVAL.

ORLANDO D. NAVARRO
DIRECTOR PLANNING & ZONING DEPT.
DATE

LOT TABLE showing lot numbers and square footages: LOT 1 (9,844 SQ. FT.), LOT 2 (10,636 SQ. FT.), LOT 3 (10,148 SQ. FT.), LOT 4 (9,127 SQ. FT.), LOT 5 (9,197 SQ. FT.), LOT 6 (8,847 SQ. FT.), LOT 7 (8,963 SQ. FT.), LOT 8 (12,814 SQ. FT.)

Curve Table with columns: Curve #, Length, Radius, Delta, Tangent, Chord Direction, Chord Length. Contains 18 rows of curve data.

- 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...

LEGAL DESCRIPTION for a TRACT OF LAND containing 1.832 acres of land, more or less, situated in Porcion 24, Toribio Rodriguez, Original Grantee, Abstract 268, Webb County, Texas

A tract of land containing 1.832 acres, more or less, situated in Porcion 24, Toribio Rodriguez, Original Grantee, Abstract 268, and being out of a Tract of Land conveyed to Charo Land Sales, L.L.C., as recorded in Volume 540, Pages 28-29, Official Public Records of Webb County, Texas, and said tract of land being more particularly described by notes and bounds as follows:
COMMENCING at a 1/2" iron rod (CPS Coordinates: N 17100757.080; E 680318.9270) found on the east side-of-way line of Victory Drive (61.00' R.O.W.), THENCE N 48°39'41" W, a distance of 97.97 feet to a set 1/2" iron rod (CPS Coordinates: N 17100757.080; E 680318.9270), same iron rod being on the west right-of-way line of said Victory Drive, the point of curvature of a 104.50-foot radius curve to the right, having a delta of 30°16'37", a tangent of 34.23 feet, and a chord of S 10°41'19" W - 65.05 feet, and the POINT OF BEGINNING of this tract of land containing 1.832 acres, more or less, the northeast corner heretofore.

THENCE, along the west right-of-way line of Victory Drive and the arc of said 104.50-foot radius curve to the right, a distance of 66.15 feet to a set 1/2" iron rod, same being the point of curvature of a 360.00-foot radius curve to the right, having a delta of 20°35'58", a tangent of 85.05 feet, and a chord of S 52°30'03" W - 180.62 feet.

THENCE, continuing along the west right-of-way line of Victory Drive and the arc of said 360.00-foot radius curve to the right, a distance of 167.04 feet to a set 1/2" iron rod, same being the point of curvature of a 590.00-foot radius curve to the right, having a delta of 17°56'35", a tangent of 91.39 feet, and a chord of S 48°09'50" W - 134.66 feet.

THENCE, continuing along the west right-of-way line of Victory Drive and the arc of said 590.00-foot radius curve to the right, a distance of 181.34 feet to a found 1/2" iron rod, same being the point of curvature of a 884.00-foot radius curve to the right, having a delta of 08°33'59", a tangent of 22.26 feet, and a chord of S 48°04'56" W - 44.38 feet.

THENCE, continuing along the west right-of-way line of Victory Drive and the arc of said 884.00-foot radius curve to the right, a distance of 174.79 feet to a found 1/2" iron rod, same being the point of curvature of a 286.00-foot radius curve to the left, having a delta of 08°33'59", a tangent of 22.26 feet, and a chord of S 48°04'56" W - 44.38 feet.

THENCE, continuing along the west right-of-way line of Victory Drive and the arc of said 286.00-foot radius curve to the left, a distance of 44.42 feet to a set 1/2" iron rod, same being the point of curvature of a 20.00-foot radius curve to the left, having a delta of 69°04'19", a tangent of 13.76 feet, and a chord of S 78°10'07" W - 22.68 feet.

THENCE, along the arc of said 20.00-foot radius curve to the right, a distance of 24.11 feet to a set 1/2" iron rod, same being the point of curvature of a 225.00-foot radius curve to the left, having a delta of 02°12'17", a tangent of 30.35 feet, and a chord of N 74°58'59" W - 65.15 feet.

THENCE, along the arc of said 225.00-foot radius curve to the left, a distance of 60.33 feet to a set 1/2" iron rod, same being the point of curvature of a 155.00-foot radius curve to the right, having a delta of 20°38'46", a tangent of 37.18 feet, and a chord of N 69°10'28" W - 72.31 feet.

THENCE, along the arc of said 155.00-foot radius curve to the right, a distance of 72.99 feet to a set 1/2" iron rod, the southwest corner heretofore.

THENCE, N 48°00'00" E, a distance of 352.01 feet to a set 1/2" iron rod, a point of deflection to the south.

THENCE, N 51°00'00" E, a distance of 156.33 feet to a set 1/2" iron rod, a point of deflection to the left.

THENCE, N 40°00'00" E, a distance of 88.46 feet to a set 1/2" iron rod, the northwest corner heretofore.

THENCE, N 74°00'00" E, a distance of 131.79 feet to the POINT OF BEGINNING of this tract of land containing 1.832 acres, more or less.

Basis of Bearings: Texas Coordinate System of 1983, South Zone 42E5.



FINAL PLAT
THE COVES AT WINFIELD
PHASE 5A



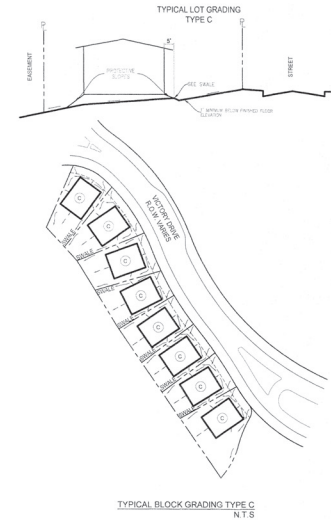
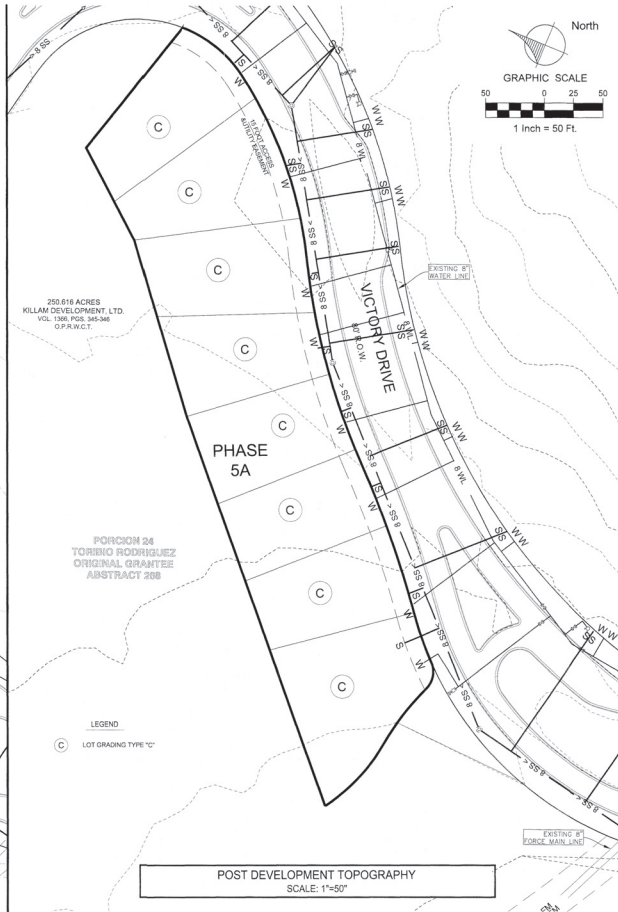
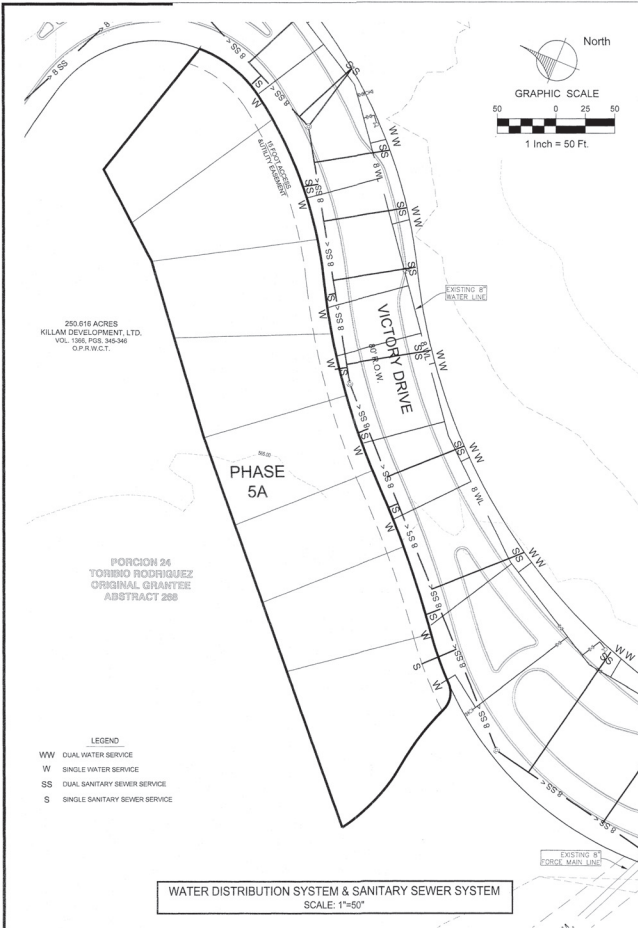
OWNER:
DANA J. NAVARRO &
KILLAM MANAGEMENT, L.L.C.

SHEET NAME:
FINAL PLAT

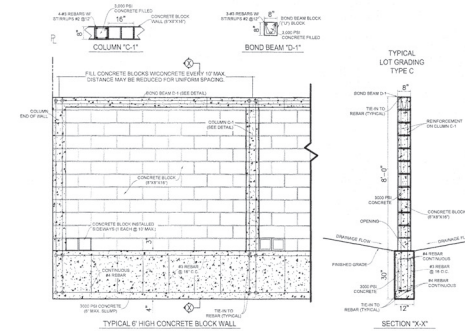
REVISION DATE:
RECORDATION: 5/20/23

Table with columns: DRAWN BY, M.E.C., CHECKED BY, V.M., APPROVED BY, H.S., PREPARED BY, J.M., DATE, 05-09-2023, DATE, 24-3-2023, DATE, 11-X-19





**GRADING NOTE:**  
HOME BUILDERS/HOME OWNERS SHALL NOT CHANGE THE GRADES OR CONSTRUCT FLOW RESTRICTING FENCES, BUILDINGS STRUCTURES OR OTHER IMPROVEMENTS IN SUCH A WAY TO IMPEDE OR CHANGE THE ESTABLISHED DRAINAGE FLOW PATTERN AS INDICATED ON THIS GRADING PLAN. TYPICAL LOT GRADING SHOWN ON THIS PLAN WILL BE DONE BY THE HOME BUILDER AS PART OF THE BUILDING PERMIT. ADDITIONALLY, THE HOME BUILDER SHALL INSTALL A 20" WIDE 800 STRIP ALONG THE ENTIRE REAR PROPERTY LINE OF LOTS DRAINING ONTO OTHER LOTS (10' STRIP ON UPGRADED LOTS & 10' STRIP ON DOWNGRADED LOT).



**NOTE:**  
FENCES / WALLS WHICH HAVE THE POTENTIAL TO BLOCK DRAINAGE RUNOFF MUST BE CONSTRUCTED WITH ADEQUATE NUMBER AND SIZES OF OPENINGS TO PERMIT SURFACE RUNOFF TO CONTINUE TO FLOW AS SHOWN ON THIS PLAN. DIMENSIONS AND MATERIALS FOR THIS TYPICAL CONCRETE BLOCK SECTION MAY BE VARIED AND HAVE TO BE REVIEWED AND APPROVED BY THE CITY OF LAREDO BUILDING AT THE TIME OF ISSUANCE OF BUILDING PERMITS.

**Water Supply, Description, Costs, and Operability Date**

The Coves at Winfield Phase 5A will be provided potable water by the City of Laredo. The subdivider and the City of Laredo have entered into a contract in which the City of Laredo has committed to provide sufficient water to the subdivision for at least 30 years and the City of Laredo has provided documentation to sufficiently establish the long term quantity and quality of the available water supplies to serve the development of this subdivision. The City of Laredo has a 6" waterline along the Victory Dr. ROW installed as part of The Coves at Winfield Phase 1. Existing services were also installed during Phase 1 for future lots along Victory Dr.

As a part of The Coves at Winfield Phase 5A a single water service was required to be installed as part of this project. This project was bundled with additional projects called The Coves at Winfield Phase 4A, 5A, 6A, 6B, 7A, 7B, 10A and installed at a total cost of \$54,810.00. The Subdivider has in addition paid the City of Laredo the sum of \$13,500.00 which covers the cost of water availability fees and annexation fees.

**Sewer Facilities, Description, Costs, and Operability Date**

Sewage from The Coves at Winfield Phase 5A will be disposed of through the sanitary sewer system of the City of Laredo. The subdivider and the City of Laredo have entered into a contract in which the City of Laredo has committed to provide sufficient sewage disposal to the subdivision. The City of Laredo has an existing 8" sanitary line along the ROW of Persistence Road installed as part of The Coves at Winfield Phase 1. Existing Services were also installed during Phase 1 for future lots along Victory Dr.

As part of The Coves at Winfield Phase 5A a single sanitary service was required to be installed. This project was bundled with other projects called The Coves at Winfield Phase 4A, 5A, 6A, 6B, 7A, 7B, 10A and installed at a total cost of \$54,810.00. There were no wastewater annexation costs associated with The Coves at Winfield Phase 5A, as the City of Laredo - Utility Department did not provide any documentation.

**CERTIFICATE OF ENGINEER:**

STATE OF TEXAS  
COUNTY OF WEBB

I HEREBY CERTIFY THAT PROPER ENGINEERING CONSIDERATION HAS BEEN GIVEN THIS PLAN TO THE MATTERS OF STREETS, LOTS, DRAINAGE, WATER, SEWER, AND APURTENANCES LAYOUT, AND TO THE BEST OF MY KNOWLEDGE THIS PLAN 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 Vega*  
DATE: 10/21/2023

HUGO VEGA  
REGISTERED PROFESSIONAL ENGINEER  
TEXAS No. 82079



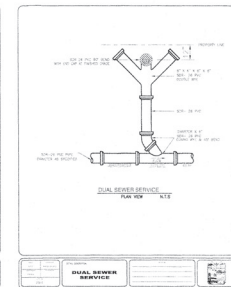
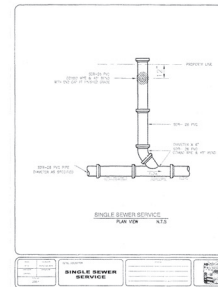
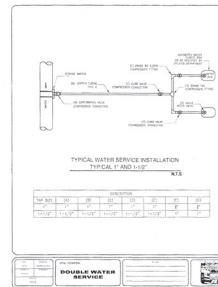
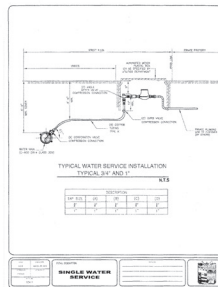
**CERTIFICATE OF UTILITIES DIRECTOR:**

STATE OF TEXAS  
COUNTY OF WEBB

BY MY SIGNATURE BELOW, I CERTIFY THAT THE WATER AND SEWAGE SERVICE DESCRIBED ABOVE SHALL BE PROVIDED IN COMPLIANCE WITH THE MODEL RULES ADOPTED UNDER SECTION 19.343, WATER CODE.

*Arturo Garcia Jr.*  
DATE: 10/21/2023

ARTURO GARCIA JR., P.E.  
UTILITIES DIRECTOR



**MESQUITE**  
CONSULTING ENGINEERS  
1100 N. MARQUETTE ST. LAREDO, TEXAS 78040  
PHONE: 361.2288 FAX: 361.2289

CONSTRUCTION PLANS  
THE COVES AT WINFIELD PHASE 5A  
SHOWING  
MODEL HOMES - PHASE 5A  
CITY OF LAREDO, WEBB COUNTY, TEXAS

**KILLAM**

Drawn BY	A.M.
Checked BY	V.M.
Reviewed BY	B.B.
Job No.	KILLAM-2022-036
Project	THE COVES AT WINFIELD PHASE 5A
Date	07-24-2023
Scale	AS SHOWN
Sheet	11 of 17

## WATER SERVICE AGREEMENT

### AGREEMENT REGARDING WATER SERVICE FOR THE PROPOSED THE COVES AT WINFIELD PHASE 5A

**PARTIES:** This Agreement is by and between the Utility and the Sub-divider, to which: The Utility is the governing board or owner of a retail public utility, which supplies drinking water known as the City of Laredo Water Utilities Department.

The Sub-divider is Charco Land Sales, LLC., who is the owner, or the authorized agent of the owner, of a tract of land in Webb County, Texas, that has been proposed to be divided into a subdivision (the Subdivision) known as The Coves at Winfield Phase 5A.

**TERMS:** This Agreement is entered into in partial satisfaction of requirements under the Texas Water Development Board's Economically Distressed Areas Program Model Subdivision Rules. The Sub-divider has prepared a plat of the Subdivision for submission to the City of Laredo for its approval. The Sub-divider plans to install a single water service connection for a single lot as part of this plat. The Utility has reviewed the plans for the subdivision. Existing public infrastructure has been installed as part of a plat called The Coves at Winfield Phase 1 in the Victory Dr. Right-of-Way. The built-out conditions (the anticipated water flow) to be approximately 2,886 gallons per day.

The Utility covenants that it has or will have the ability to provide the anticipated water flow for at least thirty years, and that it will provide that water flow. These covenants will be in effect until thirty years after the plat of the subdivision has been recorded. The Utility currently has public water infrastructure along the Persistence Road ROW installed as part of The Coves at Winfield Phase 1. Utility services were installed as part of Phase 1 to service future lots along Persistence Road.

/

The Sub-divider has paid the Utility the sum of \$13,500.00 which represents the costs of water availability fees.

The above provisions notwithstanding, this Agreement shall no longer be in effect if the plat of the Subdivision is not approved by the City of Laredo or by municipality whose approval is required.

By affixing his or her signature to this Agreement, the person signing for the Utility warrants that he or she is authorized to sign this Agreement of behalf of the Utility. By affixing his or her signature to this Agreement, the person signing for the Sub-divider warrants that he or she is authorized to sign this Agreement, the person signing for the Sub-divider warrants that he or she is authorized to sign this Agreement on behalf of the Sub-divider.

This Agreement is effective 10-24-, 2023

The Utility:

The City of Laredo, Texas, a Texas Municipal Corporation

By: Arturo Garcia, Jr.  
Printed Name: Arturo Garcia, Jr., PE  
Office or Position: Director of Utilities Department

Date: 10/24/2023

The Sub-divider:

Charco Land Sales, LLC., a Texas Limited Company

By: Killam Management, LC

Its: Sole Voting Member

By: Radcliffe Killam II  
Printed Name: Radcliffe Killam II  
Office Position: President and CEO

Date: 8/8/23

## WASTEWATER SERVICE AGREEMENT

### AGREEMENT REGARDING WASTEWATER SERVICE FOR THE PROPOSED THE COVES AT WINFIELD PHASE 5A

**PARTIES:** This Agreement is by and between the Utility and the Sub-divider, to which: The Utility is the governing board or owner of a retail public utility, which supplies drinking water known as the City of Laredo Water Utilities Department.

The Sub-divider is Charco Land Sales, LLC., who is the owner, or the authorized agent of the owner, of a tract of land in Webb County, Texas, that has been proposed to be divided into a subdivision (the Subdivision) known as The Coves at Winfield Phase 5A.

**TERMS:** This Agreement is entered into in partial satisfaction of requirements under the Texas Water Development Board's Economically Distressed Areas Program Model Subdivision Rules. The Sub-divider has prepared a plat of the Subdivision for submission to the City of Laredo for its approval. The Sub-divider plans to relocate an existing sanitary service. The Utility has reviewed the plans for the subdivision. Such wastewater will consist of domestic sewage, i.e., waterborne human waste and waste from domestic activities such as bathing, washing and food preparation. Existing wastewater collection system has been installed as part of a plat called The Coves at Winfield Phase 1 in the Victory Dr. Right-of-Way. The built-out conditions (the anticipated wastewater flow) to be approximately 1,306 gallons per day.

The Utility covenants that it has or will have the ability to treat the projected wastewater flow and will treat that wastewater for at least thirty years, after the plat of the subdivision has been recorded.

The Sub-divider was not provided wastewater annexation fees by the Utility

The above provisions notwithstanding, this Agreement shall no longer be in effect if the plat of the Subdivision is not approved by the City of Laredo or by municipality whose approval is required.

By affixing his or her signature to this Agreement, the person signing for the Utility warrants that he or she is authorized to sign this Agreement of behalf of the Utility. By affixing his or her signature to this Agreement, the person signing for

the Sub-divider warrants that he or she is authorized to sign this Agreement, on behalf of the Sub-divider.

This Agreement is effective 10-24-, 2023

The Utility:

The City of Laredo, Texas, a Texas Municipal Corporation

By: Arturo Garcia, Jr.

Printed Name: Arturo Garcia, Jr., PE

Office or Position: Director of Utilities Department

Date: 10/24/2023

The Sub-divider:

Charco Land Sales, LLC., a Texas Limited Company

By: Killam Management, LC

Its: Sole Voting Member

By: Radcliffe Killam II

Printed Name: Radcliffe Killam II

Office Position: President and CEO

Date: 8/8/23

**Planning and Zoning Commission- Regular**

Meeting Date: 11/02/2023

Staff Source: Amanda Pruneda, Planner II

APPLICANT: Charco Land Sales, LLC;  
ENGINEER Mesquite Engineering

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REQUEST:

Consideration of Model Subdivision Rule Compliance of The Coves at Winfield Phase 6A. The intent is residential.

**PL-020-2024**

**District VI - Cm. Dr. David Tyler King**

SITE:

This 1.689-acre tract of land is located at the southeast corner of Persistence Road and Victory Drive intersection. The zoning for this 7-lot development is R-1 (Single Family Residential District). This tract is located in District VI - Cm. Dr. David Tyler King.

PROPOSED ACTION:

**APPROVAL**

NOTICE TO THE DEVELOPER:

**N/A**

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Attachments

Vicinity Map

Plat Notes

Plat (Letter Size)

Water Service Agreement

Wastewater Service Agreement

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VICINITY MAP

SCALE: 1" = 2000'

## 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 1.689 ACRE TRACT: AN IRON ROD FOUND AT THE SOUTHERN CLIP CORNER OF PERSISTENCE ROAD ( GPS: N:17108310.5221, E:679854.8071 )
- 5.- BY GRAPHICALLY PLOTTING, THIS PARCEL WAS DETERMINED TO NOT BE WITHIN A 100 YEAR FREQUENCY FLOOD ZONE AS PER FLOOD INSURANCE RATE MAPS FOR WEBB COUNTY, TEXAS COMMUNITY PANEL No. 48479C1205C WITH AN EFFECTIVE DATE: APRIL 2, 2008.
- 6.- ANY IMPROVEMENTS WITHIN THE FLOODPLAIN MUST COMPLY WITH THE LAND DEVELOPMENT CODE CHAPTER 24, SECTION 24-69.
- 7.- FINISHED FLOOR ELEVATIONS, MECHANICAL EQUIPMENT, AND LOWEST STRUCTURAL MEMBER FOR LOTS WITHIN A FLOOD ZONE SHALL BE 18" ABOVE THE BASE FLOOD ELEVATION.
- 8.- DRIVEWAYS SHALL BE CONSTRUCTED IN SUCH A WAY THAT VEHICLES DO NOT REVERSE ON TO STREET, i.e CIRCULAR, HAMMERHEADS, AND MUST BE APPROVED BY THE CITY OF LAREDO THROUGH THE BUILDING PERMITTING PROCESS.
- 9.- SIDEWALKS AND ACCESSIBILITY RAMPS TO BE INSTALLED DURING THE HOMEBUILDING PROCESS. LOCATION OF ACCESSIBILITY RAMPS MUST BE APPROVED BY THE CITY OF LAREDO DURING THE BUILDING PERMITTING PROCESS.



**CERTIFICATE OF OWNER:**  
 STATE OF TEXAS:  
 COUNTY OF WEBB:  
 I, **RADCLIFFE KILLAM II**, PRESIDENT & CEO OF **KILLAM MANAGEMENT, L.C.**, A TEXAS LIMITED LIABILITY COMPANY, THE SOLE VOTING MEMBER OF **CHARCO LAND SALES, L.L.C.**, A TEXAS LIMITED LIABILITY COMPANY, AND THE UNDERSIGNED OWNER OF THE LAND SHOWN ON THIS PLAN, AND DESIGNATED HEREIN AS **THE COVES AT WINFIELD, PHASE 6A** 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 RIGHTS THEREON SHOWN FOR THE PURPOSE AND CONSIDERATION THEREIN EXPRESSED.

\_\_\_\_\_/\_\_\_\_\_/\_\_\_\_\_  
 RADCLIFFE KILLAM II  
 MANAGING MEMBER DATE

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 \_\_\_\_\_, 2023.

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 PLAN TO THE MATTERS OF STREETS, LOTS, DRAINAGE, WATER, SEWER, AND APPURTENANCES LAYOUT; AND TO THE BEST OF MY KNOWLEDGE THIS PLAN 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, TEXAS.

\_\_\_\_\_/\_\_\_\_\_/\_\_\_\_\_  
**HUGO SECA**  
 REGISTERED PROFESSIONAL ENGINEER  
 TEXAS NO. 82079 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 PLAN 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.

\_\_\_\_\_/\_\_\_\_\_/\_\_\_\_\_  
**HUGO SECA**  
 REGISTERED PROFESSIONAL LAND SURVEYOR  
 TEXAS NO. 5783 DATE

**PLAT APPROVAL - CITY ENGINEER:**  
 I HAVE REVIEWED THIS PLAN AND ACCOMPANYING CONSTRUCTION DRAWINGS IDENTIFIED AS **PLAT OF THE COVES AT WINFIELD, PHASE 6A** PREPARED BY **HUGO SECA**, REGISTERED PROFESSIONAL ENGINEER NO. 82079, AND DATED THE \_\_\_\_ DAY OF \_\_\_\_\_, 2023 WITH THE LAST REVISION DATE ON \_\_\_\_\_, 2023, AND HAVE FOUND THEM IN COMPLIANCE WITH THE SUBDIVISION ORDINANCE OF THE CITY OF LAREDO, TEXAS.

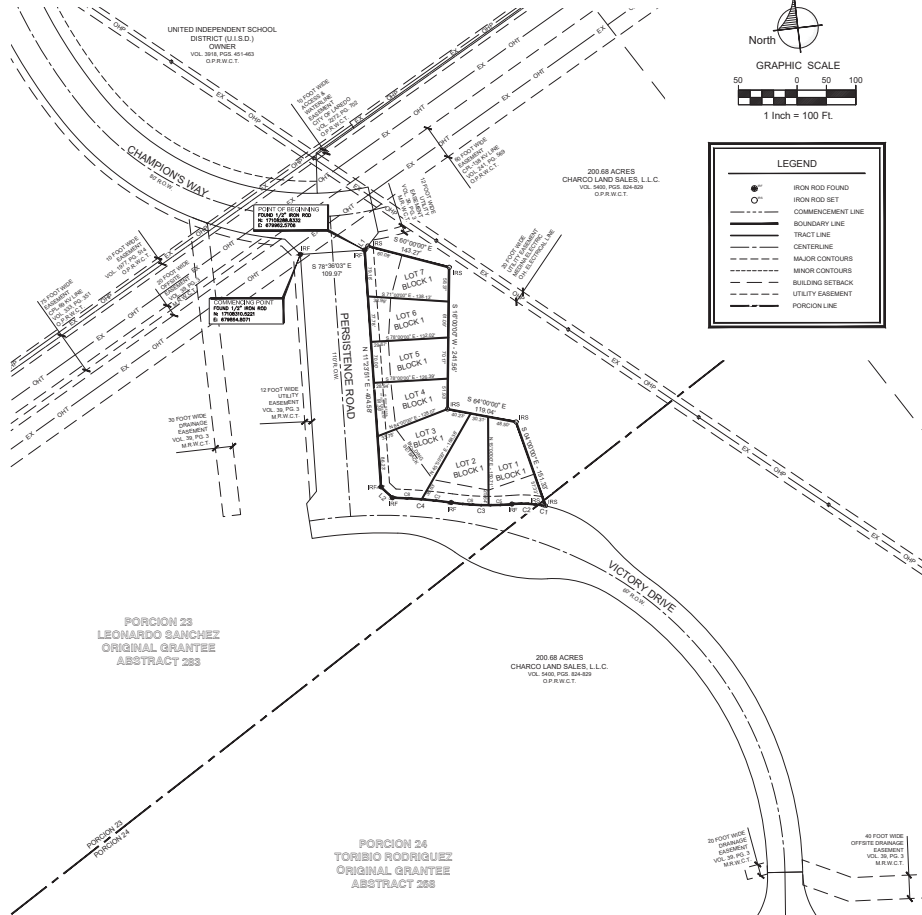
\_\_\_\_\_/\_\_\_\_\_/\_\_\_\_\_  
**RAMON E. CHAVEZ, P.E.**  
 CITY ENGINEER DATE

**PLANNING COMMISSION APPROVAL:**  
 THIS PLAN OF **THE COVES AT WINFIELD, PHASE 6A** 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 \_\_\_\_\_, 2023.

\_\_\_\_\_/\_\_\_\_\_/\_\_\_\_\_  
**JUAN M. NARVAEZ, JR.**  
 CHAIRMAN DATE

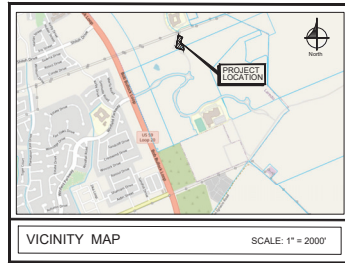
**ATTESTMENT OF PLANNING COMMISSION APPROVAL:**  
 THE CITY OF LAREDO PLANNING COMMISSION APPROVED THE FILING FOR RECORD OF THIS PLAN OF **THE COVES AT WINFIELD, PHASE 6A**, AT A PUBLIC MEETING HELD ON THE DAY OF \_\_\_\_\_, 2023. THE MINUTES OF SAID MEETING REFLECT SUCH APPROVAL.

\_\_\_\_\_/\_\_\_\_\_/\_\_\_\_\_  
**ORLANDO D. NAVARRO**  
 DIRECTOR PLANNING & ZONING DEPT. DATE



**LEGEND**

- IRON ROD FOUND
- IRON ROD SET
- COMMENCEMENT LINE
- BOUNDARY LINE
- TRACT LINE
- CENTERLINE
- MAJOR CONTOURS
- MINOR CONTOURS
- BUILDING SETBACK
- UTILITY EASEMENT
- PORCION LINE



- PLAT NOTES**
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 PERMISSIVE 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 1.689 ACRE TRACT AN IRON ROD FOUND AT THE SOUTHERN CLIP CORNER OF PERSISTENCE ROAD (GPS: N 17108310.5221, E 679854.8071).
  5. BY GRAPHICALLY PLOTTING THIS PARCEL, WAS DETERMINED TO NOT BE WITHIN A 100 YEAR FREQUENCY FLOOD ZONE AS PER FLOOD INSURANCE RATE MAPS FOR WEBB COUNTY, TEXAS COMMUNITY PANEL NO. 447C303C WITH AN EFFECTIVE DATE APRIL 2, 2008.
  6. ANY IMPROVEMENTS WITHIN THE FLOODPLAIN MUST COMPLY WITH THE LAND DEVELOPMENT CODE CHAPTER 24, SECTION 24.69.
  7. FINISHED FLOOR ELEVATIONS, MECHANICAL EQUIPMENT, AND LOWEST STRUCTURAL MEMBER FOR LOTS WITHIN A FLOOD ZONE SHALL BE 18" ABOVE THE BASE FLOOD ELEVATION.
  8. DRIVEWAYS SHALL BE CONSTRUCTED IN SUCH A WAY THAT VEHICLES DO NOT REVERSE ON TO STREET 14. CIRCULAR HAMMERHEADS AND MUST BE APPROVED BY THE CITY OF LAREDO THROUGH THE BUILDING PERMITTING PROCESS.
  9. SIDEWALKS AND ACCESSIBILITY RAMPS TO BE INSTALLED DURING THE HOMEBUILDING PROCESS. LOCATION OF ACCESSIBILITY RAMPS MUST BE APPROVED BY THE CITY OF LAREDO DURING THE BUILDING PERMITTING PROCESS.

**LOT TABLE**

LOT 1	10,310 SQ.FT.
LOT 2	11,099 SQ.FT.
LOT 3	14,711 SQ.FT.
LOT 4	8,988 SQ.FT.
LOT 5	8,044 SQ.FT.
LOT 6	8,347 SQ.FT.
LOT 7	10,201 SQ.FT.

**LINE TABLE**

LINE #	LENGTH	DIRECTION
L1	8.66'	N 50°07'17" E
L2	27.01'	N 31°04'17" W

**LEGAL DESCRIPTION FOR A TRACT OF LAND**  
 containing 1.689 acres, more or less,  
 situated in Porcion 23, Leonardo Sanchez, Original Grantee, Abstract 283,  
 and situated in Porcion 24, Toribio Rodriguez, Original Grantee, Abstract 268,  
 Webb County, Texas

A tract of land containing 1.689 acres, more or less, situated in Porcion 23, Leonardo Sanchez, Original Grantee, Abstract 283 and situated in Porcion 24, Toribio Rodriguez, Original Grantee, Abstract 268, and being out of a 200.08 Ac. Tract of Land conveyed to Charco Land Sales, L.L.C., as recorded in Volume 5400, Pages 824-829, Official Public Records of Webb County, Texas, said tract of land being more particularly described by metes and bounds as follows:

**COMMENCING** at a 1/2" iron rod (GPS Coordinates: N 17108310.5221, E: 679854.8071) found on the west right-of-way line of Persistence Road (110100' 8070'); **THENCE**, S 78° 36' 33" E, a distance of 109.97 feet to a 1/2" iron rod (GPS Coordinates: N 17148288.8332, E: 679992.5700) found on the east right-of-way line of Persistence Road, same iron rod being the **POINT OF BEGINNING** of this tract of land containing this tract of land containing 1.689 acres, more or less, an exterior corner hereof;

**THENCE**, N 53° 30' 11" E, a distance of 8.66 feet to a set 1/2" iron rod, an exterior corner hereof;

**THENCE**, S 60° 00' 00" E, a distance of 143.27 feet to a set 1/2" iron rod, the southeast corner hereof;

**THENCE**, N 16° 00' 00" W, a distance of 241.56 feet to a set 1/2" iron rod, an interior corner hereof;

**THENCE**, S 64° 00' 00" E, a distance of 119.04 feet to a set 1/2" iron rod, an exterior corner hereof;

**THENCE**, S 04° 00' 00" E, a distance of 151.33 feet to a set 1/2" iron rod, same iron rod being on the north right-of-way line of Victory Drive (ROW Varied), and the point of curvature of a 20.00-foot radius curve to the right, having a delta of 08° 28' 00", a tangent of 1.48 feet, and a chord of N 68° 24' 04" - 2.95 feet, the southeast corner hereof;

**THENCE**, along the north right-of-way line of Victory drive and the arc of said 200.00-foot radius curve to the right, a distance of 2.36 feet to a set 1/2" iron rod, same being the point of curvature of a 200.00-foot radius curve to the left, having a delta of 15° 37' 34", a tangent of 27.44 feet, and a chord of N 71° 58' 51" W - 54.38 feet, a deflection hereof;

**THENCE**, along the north right-of-way line of Victory drive and the arc of said 200.00-foot radius curve to the left, a distance of 54.55 feet to a found 1/2" iron rod, same iron rod being the point of curvature of a 450.00-foot radius curve to the right, having a delta of 13° 11' 59", a tangent of 52.07 feet and a chord of N 73° 11' 38" W - 103.44 feet;

**THENCE**, continuing along the north right-of-way line of Victory Drive and the arc of said 450.00-foot radius curve to the right, a distance of 103.67 feet to a found 1/2" iron rod, same iron being the point of curvature of a 830.00-foot curve to the left, having a delta 70° 04' 02", a tangent of 50.37 feet and a chord of N 70° 04' 02" W - 100.56 feet;

**THENCE**, continuing along the north right-of-way line of Victory Drive and the arc of said 830.00-foot radius curve to the left, a distance of 100.63 feet to a found 1/2" iron rod, an exterior corner hereof;

**THENCE**, N 31° 04' 17" W, a distance of 27.01 feet to a found 1/2" iron rod, same iron rod being on the east right-of-way line of Persistence Road, an exterior corner hereof;

**THENCE**, N 11° 23' 53" E, along the east right-of-way line of Persistence Road, a distance of 404.58 feet to the **POINT OF BEGINNING** of this tract of land containing 1.689 acres, more or less.

Basis of Bearing: Texas Coordinate System of 1983, South Zone 4205

**CURVE TABLE**

No.	Length	Radius	Delta	Tangent	Chord Direction	Chord Length
C1	2.96'	20.00'	08° 28' 00"	1.48'	N 68° 24' 04" W	2.95'
C2	54.55'	200.00'	15° 37' 34"	27.44'	N 71° 58' 51" W	103.44'
C3	103.67'	450.00'	13° 11' 59"	52.07'	N 73° 11' 38" W	100.56'
C4	100.63'	830.00'	70° 04' 02"	50.37'	N 70° 04' 02" W	100.56'
C5	39.69'	450.00'	05° 03' 13"	19.86'	N 77° 16' 02" W	39.68'
C6	63.98'	450.00'	08° 08' 46"	32.04'	N 70° 40' 02" W	63.93'
C7	50.54'	830.00'	03° 29' 19"	25.28'	N 68° 20' 18" W	50.53'
C8	50.09'	830.00'	03° 27' 21"	25.00'	N 71° 48' 42" W	50.08'

**CERTIFICATION OF COUNTY CLERK:**  
 I, **MARGER IBARRA**, CLERK OF THE COUNTY COURT IN AND FOR THE WEBB COUNTY, DO HEREBY CERTIFY THAT THE FOREGOING INSTRUMENT DATED THE \_\_\_\_ DAY OF \_\_\_\_\_, 2023, WITH ITS CERTIFICATE OF AUTHENTICATION WAS FILED FOR RECORD IN MY OFFICE ON THE \_\_\_\_ DAY OF \_\_\_\_\_, 2023, AT OCLOCK \_\_\_\_ M. IN VOLUME \_\_\_\_ PAGE(S) \_\_\_\_ OF THE PLAT RECORDS OF SAID COUNTY.

\_\_\_\_\_/\_\_\_\_\_/\_\_\_\_\_  
 DEPUTY COUNTY CLERK  
 WEBB COUNTY, TEXAS DATE

**CERTIFICATION OF COUNTY CLERK:**  
 FILED FOR RECORD AT \_\_\_\_ OCLOCK \_\_\_\_ M. ON THE \_\_\_\_ DAY OF \_\_\_\_\_, 2023.

\_\_\_\_\_/\_\_\_\_\_/\_\_\_\_\_  
 DEPUTY: \_\_\_\_\_ DATE

\_\_\_\_\_/\_\_\_\_\_/\_\_\_\_\_  
 COUNTY CLERK  
 WEBB COUNTY, TEXAS DATE

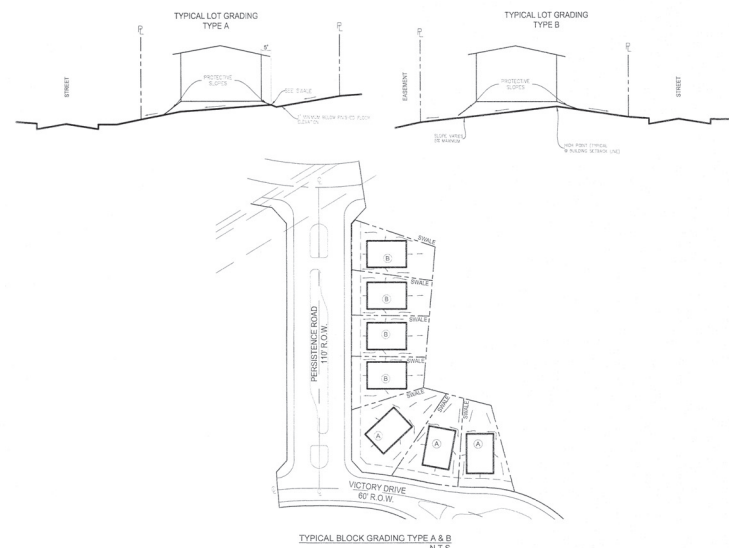
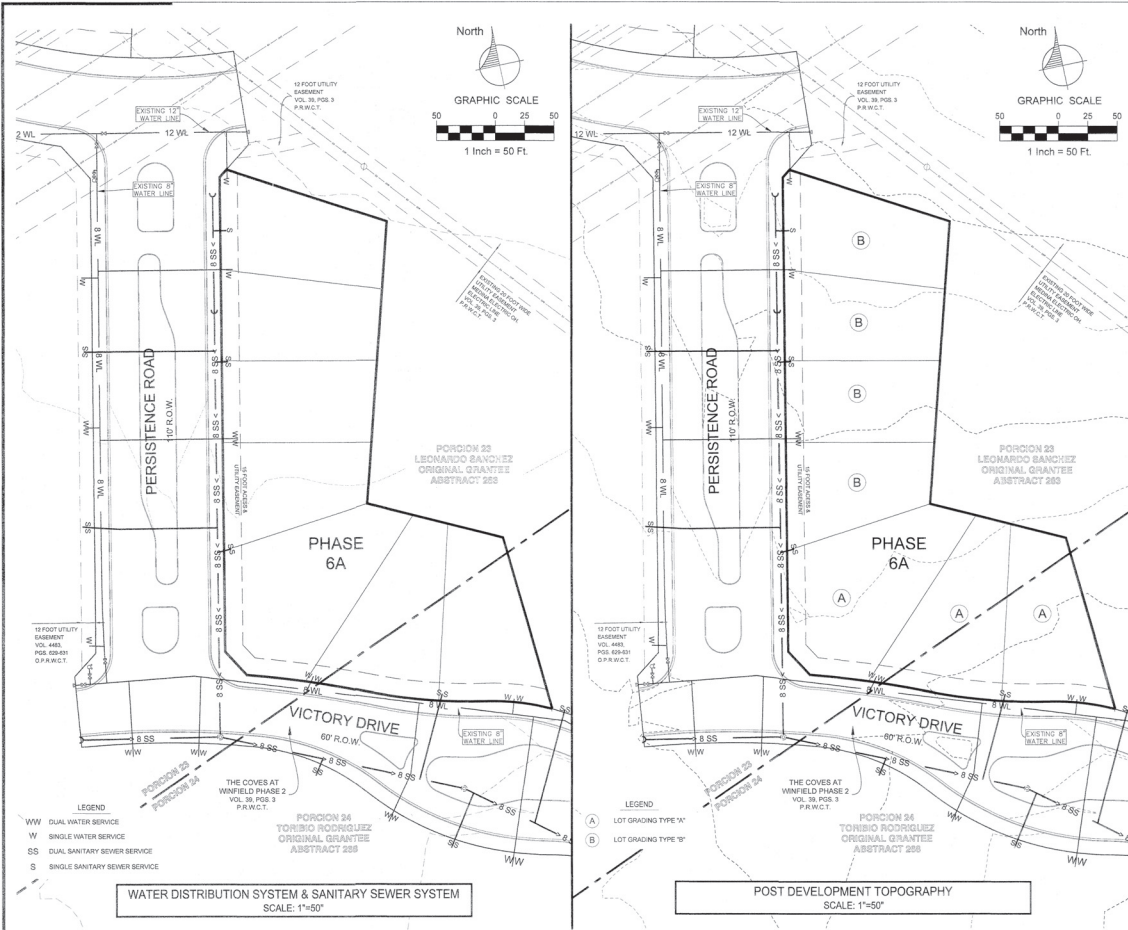


FINAL PLAT  
**THE COVES AT WINFIELD**  
 PHASE 6A

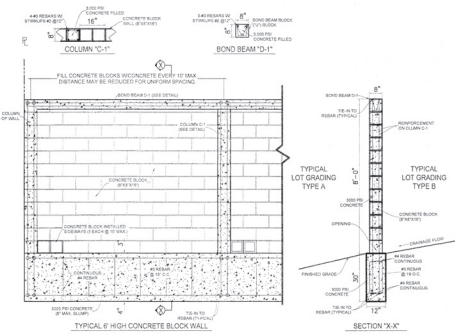


SHEET NAME  
 FINAL PLAT  
 REVISION DATE  
 RECORDATION 5/23

DRAWN BY	M.C.
CHECKED BY	V.M.
PREPARED BY	H.S.
DATE	05-19-2023
PLANNING	05-19-2023
DATE	05-19-2023
DATE	05-19-2023
DATE	05-19-2023



**GRADING NOTE:**  
 HOME BUILDERS/HOME OWNERS SHALL NOT CHANGE THE GRADES OR CONSTRUCT FLOW RESTRICTING FENCES, BUILDINGS STRUCTURES OR OTHER IMPROVEMENTS IN SUCH A WAY TO IMPEDOR OR CHANGE THE ESTABLISHED DRAINAGE FLOW PATTERN AS INDICATED ON THIS GRADING PLAN. TYPICAL LOT GRADING SHOWN ON THIS PLAN WILL BE DONE BY THE HOME BUILDER AS PART OF THE BUILDING PERMIT. ADDITIONALLY, THE HOME BUILDER SHALL INSTALL A 20' WIDE SOD STRIP ALONG THE ENTIRE REAR PROPERTY LINE OF LOTS DRAINING ONTO OTHER LOTS (10' STRIP ON UPGRADED LOTS & 10' STRIP ON DOWNGRADENT LOT).



**NOTE:**  
 FENCES / WALLS WHICH HAVE THE POTENTIAL TO BLOCK DRAINAGE RUNOFF MUST BE CONSTRUCTED WITH ADEQUATE NUMBER AND SIZES OF OPENINGS TO PERMIT SURFACE RUNOFF TO CONTINUE TO FLOW AS SHOWN ON THIS PLAN. DIMENSIONS AND MATERIALS FOR THIS TYPICAL CONCRETE BLOCK SECTION MAY BE VARIED AND HAVE TO BE REVIEWED AND APPROVED BY THE CITY OF LAREDO BUILDING AT THE TIME OF ISSUANCE OF BUILDING PERMITS.

**Water Supply, Description, Costs, and Operability Date**

The Coves at Winfield Phase 6A will be provided potable water by the City of Laredo. The subdivisor and the City of Laredo have entered into a contract in which the City of Laredo has committed to provide sufficient water to the subdivision for at least 30 years and the City of Laredo has provided documentation to sufficiently establish the long term quantity and quality of the available water supplies to serve the development of this subdivision. The City of Laredo has a 6" waterline along the Persistence Road and Victory Dr. ROW installed as part of The Coves at Winfield Phase 2. Existing services were also installed during Phase 2 for Future lots along Persistence Road and Victory Dr.

As a part of The Coves at Winfield Phase 6A there were no water improvements as part of the project. The subdivisor has in addition paid the City of Laredo the sum of \$18,750.00 which covers the cost of water availability fees and annexation fees.

**Sewer Facilities, Description, Costs, and Operability Date**

Sewage from The Coves at Winfield Phase 6A will be disposed of through the sanitary sewer system of the City of Laredo. The subdivisor and the City of Laredo have entered into a contract in which the City of Laredo has committed to provide sufficient sewage disposal to the subdivision. The City of Laredo has an existing 6" sanitary line along the ROW of Persistence Road installed as part of The Coves at Winfield Phase 2. Existing services were also installed during Phase 2 for Future lots along Persistence Road and Victory Dr.

As part of The Coves at Winfield Phase 6A the 6-inch main in Persistence Road was extended approximately 100 LF to service a single lot. The subdivisor has paid to the City of Laredo the sum of \$4,100.00 which represents the wastewater annexation costs.

**CERTIFICATE OF ENGINEER:**

STATE OF TEXAS  
 COUNTY OF WEBB

I HEREBY CERTIFY THAT PROPER ENGINEERING CONSIDERATION HAS BEEN GIVEN THIS PLAN TO THE MATTERS OF STREETS, LOTS, DRAINAGE, WATER, SEWER, AND APPURTENANCES LAYOUT, AND TO THE BEST OF MY KNOWLEDGE THIS PLAN 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**  
 REGISTERED PROFESSIONAL ENGINEER  
 TEXAS No. 62079



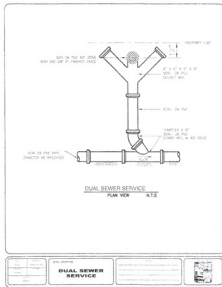
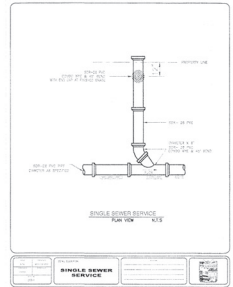
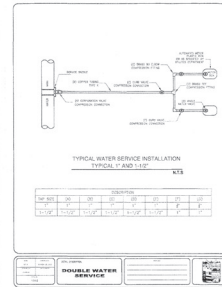
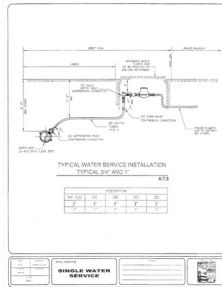
**CERTIFICATE OF UTILITIES DIRECTOR:**

STATE OF TEXAS  
 COUNTY OF WEBB

BY MY SIGNATURE BELOW, I CERTIFY THAT THE WATER AND SEWAGE SERVICE DESCRIBED ABOVE SHALL BE PROVIDED IN COMPLIANCE WITH THE MODEL RULES ADOPTED UNDER SECTION 16.343, WATER CODE.

**ARTURO GARCIA JR., P.E.**  
 UTILITIES DIRECTOR

DATE



**MESQUITE**  
 ENGINEER  
 1001 MATADOR BLVD., LAREDO, TEXAS 77904  
 TEL: 512-833-0400 FAX: 512-833-0401

CONSTRUCTION PLANS  
 THE COVES AT  
 WINFIELD, PHASE 6A  
 SHOWING  
 MODEL HOMES - PHASE 6A  
 CITY OF LAREDO, WEBB COUNTY, TEXAS



DESIGNED BY	A.S.S.
CHECKED BY	V.M.S.
APPROVED BY	H.S.
DATE	07-24-2023
SCALE	1"=50'
DATE	11.17.22

## WATER SERVICE AGREEMENT

### AGREEMENT REGARDING WATER SERVICE FOR THE PROPOSED THE COVES AT WINFIELD PHASE 6A

**PARTIES:** This Agreement is by and between the Utility and the Sub-divider, to which: The Utility is the governing board or owner of a retail public utility, which supplies drinking water known as the City of Laredo Water Utilities Department.

The Sub-divider is Charco Land Sales, LLC., who is the owner, or the authorized agent of the owner, of a tract of land in Webb County, Texas, that has been proposed to be divided into a subdivision (the Subdivision) known as The Coves at Winfield Phase 6A.

**TERMS:** This Agreement is entered into in partial satisfaction of requirements under the Texas Water Development Board's Economically Distressed Areas Program Model Subdivision Rules. The Sub-divider has prepared a plat of the Subdivision for submission to the City of Laredo for its approval. The Sub-divider plans to install a single water service connection for a single lot as part of this plat. The Utility has reviewed the plans for the subdivision. Existing public infrastructure has been installed as part of a plat called The Coves at Winfield Phase 2 in the Victory Dr. Right-of-Way and Persistence Road Right-of-Way. The built-out conditions (the anticipated water flow) to be approximately 3,367 gallons per day.

The Utility covenants that it has or will have the ability to provide the anticipated water flow for at least thirty years, and that it will provide that water flow. These covenants will be in effect until thirty years after the plat of the subdivision has been recorded. The Utility currently has public water infrastructure along the Persistence Road ROW installed as part of The Coves at Winfield Phase 2. Utility services were installed as part of Phase 2 to service future lots along Persistence Road.

The Sub-divider has paid the Utility the sum of \$12,500.00 which represents the costs of water availability fees and \$6,250.00 which represents annexation fees.

The above provisions notwithstanding, this Agreement shall no longer be in effect if the plat of the Subdivision is not approved by the City of Laredo or by municipality whose approval is required.

By affixing his or her signature to this Agreement, the person signing for the Utility warrants that he or she is authorized to sign this Agreement on behalf of the Utility. By affixing his or her signature to this Agreement, the person signing for the Sub-divider warrants that he or she is authorized to sign this Agreement, on behalf of the Sub-divider.

This Agreement is effective 10-24-, 2023

The Utility:

City of Laredo, Texas, a Texas Municipal Corporation

By: Arturo Garcia, Jr.

Printed Name: Arturo Garcia, Jr., PE

Office or Position: Director of Utilities Department

Date: 10/24/2023

The Sub-divider:

Charco Land Sales, LLC., a Texas Limited Company

By: Killam Management, LC

Its: Sole Voting Member

By: Radcliffe Killam II

Printed Name: Radcliffe Killam II

Office Position: President and CEO

Date: 8/18/23

## WASTEWATER SERVICE AGREEMENT

### AGREEMENT REGARDING WASTEWATER SERVICE FOR THE PROPOSED THE COVES AT WINFIELD PHASE 6A

PARTIES: This Agreement is by and between the Utility and the Sub-divider, to which: The Utility is the governing board or owner of a retail public utility, which supplies drinking water known as the City of Laredo Water Utilities Department.

The Sub-divider is Charco Land Sales, LLC., who is the owner, or the authorized agent of the owner, of a tract of land in Webb County, Texas, that has been proposed to be divided into a subdivision (the Subdivision) known as The Coves at Winfield Phase 6A.

TERMS: This Agreement is entered into in partial satisfaction of requirements under the Texas Water Development Board's Economically Distressed Areas Program Model Subdivision Rules. The Sub-divider has prepared a plat of the Subdivision for submission to the City of Laredo for its approval. The Sub-divider plans to relocate an existing sanitary service. The Utility has reviewed the plans for the subdivision. Such wastewater will consist of domestic sewage, i.e., waterborne human waste and waste from domestic activities such as bathing, washing and food preparation. Existing wastewater collection system has been installed as part of a plat called The Coves at Winfield Phase 2 in the Victory Dr. Right-of-Way and Persistence Road Right-of-Way. The built-out conditions (the anticipated wastewater flow) to be approximately 2,220 gallons per day.

The Utility covenants that it has or will have the ability to treat the projected wastewater flow and will treat that wastewater for at least thirty years, after the plat of the subdivision has been recorded.

The Sub-divider has paid the Utility the sum of \$4,100.00 which represents the cost of wastewater annexation fees.

The above provisions notwithstanding, this Agreement shall no longer be in effect if the plat of the Subdivision is not approved by the City of Laredo or by municipality whose approval is required.

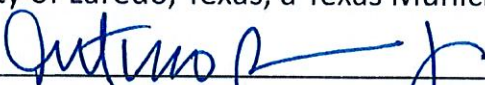
By affixing his or her signature to this Agreement, the person signing for the Utility warrants that he or she is authorized to sign this Agreement of behalf of the Utility. By affixing his or her signature to this Agreement, the person signing for

the Sub-divider warrants that he or she is authorized to sign this Agreement, on behalf of the Sub-divider.

This Agreement is effective 10-24-, 2023

The Utility:

The City of Laredo, Texas, a Texas Municipal Corporation

By: 

Printed Name: Arturo Garcia, Jr., PE

Office or Position: Director of Utilities Department


Date: 10/24/2023

The Sub-divider:

Charco Land Sales, LLC., a Texas Limited Company

By: Killam Management, LC

Its: Sole Voting Member

By: 

Printed Name: Radcliffe Killam II

Office Position: President and CEO

Date: 8/8/23

**Planning and Zoning Commission- Regular**

Meeting Date: 11/02/2023

Staff Source: Amanda Pruneda, Planner II

APPLICANT: Charco Land Sales, LLC;  
ENGINEER Mesquite Engineering

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REQUEST:

Consideration of Model Subdivision Rule Compliance of The Coves at Winfield Phase 6B. The intent is residential.

**PL-021-2024**

**District VI - Cm. Dr. David Tyler King**

SITE:

This 2.620-acre tract of land is located north of Inspiration Parkway and east adjacent to Victory Drive. The zoning for this 10-lot development is R-1 (Single Family Residential District). This tract is located in District VI - Cm. Dr. David Tyler King.

PROPOSED ACTION:

**APPROVAL**

NOTICE TO THE DEVELOPER:

**N/A**

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Attachments

Vicinity Map

Plat Notes

Plat Exhibit

Water Service Agreement

Wastewater Service Agreement

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VICINITY MAP

SCALE: 1" = 2000'

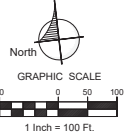


## PLAT NOTES

- 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 2.620 ACRE TRACT: AN IRON ROD FOUND AT THE EAST R.O.W. OF VICTORY DRIVE ( GPS: N:17107069.2617, E:680402.5720)
- 5.- BY GRAPHICALLY PLOTTING, THIS PARCEL WAS DETERMINED TO NOT BE WITHIN A 100 YEAR FREQUENCY FLOOD ZONE AS PER FLOOD INSURANCE RATE MAPS FOR WEBB COUNTY, TEXAS COMMUNITY PANEL No. 48479C1205C WITH AN EFFECTIVE DATE: APRIL 2, 2008.
- 6.- ANY IMPROVEMENTS WITHIN THE FLOODPLAIN MUST COMPLY WITH THE LAND DEVELOPMENT CODE CHAPTER 24, SECTION 24-69.
- 7.- FINISHED FLOOR ELEVATIONS, MECHANICAL EQUIPMENT, AND LOWEST STRUCTURAL MEMBER FOR LOTS WITHIN A FLOOD ZONE SHALL BE 18" ABOVE THE BASE FLOOD ELEVATION.
- 8.- DRIVEWAYS SHALL BE CONSTRUCTED IN SUCH A WAY THAT VEHICLES DO NOT REVERSE ON TO STREET, i.e CIRCULAR, HAMMERHEADS, AND MUST BE APPROVED BY THE CITY OF LAREDO THROUGH THE BUILDING PERMITTING PROCESS.
- 9.- SIDEWALKS AND ACCESSIBILITY RAMPS TO BE INSTALLED DURING THE HOMEBUILDING PROCESS. LOCATION OF ACCESSIBILITY RAMPS MUST BE APPROVED BY THE CITY OF LAREDO DURING THE BUILDING PERMITTING PROCESS.

**CERTIFICATE OF OWNER:**

STATE OF TEXAS:
COUNTY OF WEBB:
I, RADCLIFFE KILLAM II, PRESIDENT & CEO OF KILLAM MANAGEMENT, L.C., A TEXAS LIMITED LIABILITY COMPANY, THE SOLE VOTING MEMBER OF CHARCO LAND SALES, L.L.C., A TEXAS LIMITED LIABILITY COMPANY, AND THE UNDERSIGNED OWNER OF THE LAND SHOWN ON THIS PLAT, AND DESIGNATED HEREIN AS THE COVES AT WINFIELD, PHASE 6B 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.



PORCION 23
LEONARDO SANCHEZ
ORIGINAL GRANTEE
ABSTRACT 283

RADCLIFFE KILLAM II
MANAGING MEMBER
DATE

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 2023.

LEGEND table with symbols for iron rod found, boundary line, tract line, centerline, major contours, minor contours, building setback, utility easement, and portion line.

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, DRAINAGE, WATER, SEWER, AND APPURTENANCES 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
REGISTERED PROFESSIONAL ENGINEER
TEXAS No. 62079
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 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.

HUGO SECA
REGISTERED PROFESSIONAL LAND SURVEYOR
TEXAS No. 5783
DATE

PLAT APPROVAL - CITY ENGINEER:
I HAVE REVIEWED THIS PLAT AND ACCOMPANYING CONSTRUCTION DRAWINGS IDENTIFIED AS PLAT OF THE COVES AT WINFIELD, PHASE 6B, PREPARED BY HUGO SECA, REGISTERED PROFESSIONAL ENGINEER NO. 62079, AND DATED THE DAY OF 2023 WITH THE LAST REVISION DATE ON 2023 AND HAVE FOUND THEM IN COMPLIANCE WITH THE SUBDIVISION ORDINANCE OF THE CITY OF LAREDO, TEXAS.

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

PLANNING COMMISSION APPROVAL:
THIS PLAT OF THE COVES AT WINFIELD, PHASE 6B, 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 2023.

JUAN M. NAVARREZ JR.
CHAIRMAN
DATE

ATTENTMENT OF PLANNING COMMISSION APPROVAL:
THE CITY OF LAREDO PLANNING COMMISSION APPROVED THE FILING FOR RECORD OF THIS PLAT OF THE COVES AT WINFIELD, PHASE 6B, AT A PUBLIC MEETING HELD ON THE DAY OF 2023. THE MINUTES OF SAID MEETING REFLECT SUCH APPROVAL.

ORLANDO D. NAVARRO
DIRECTOR PLANNING & ZONING DEPT.
DATE

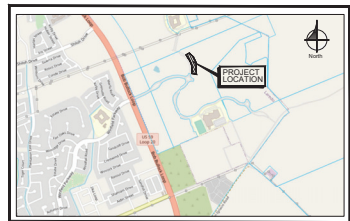
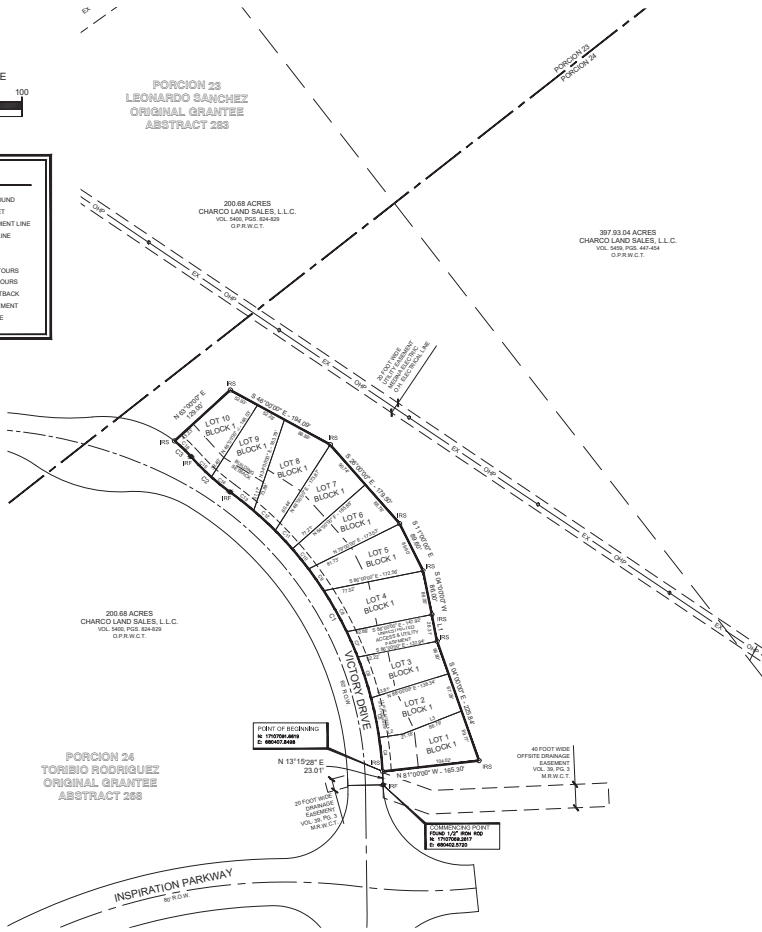
CERTIFICATION OF COUNTY CLERK:
I, MARGER IBARRA, CLERK OF THE COUNTY CLERK IN AND FOR THE WEBB COUNTY, DO HEREBY CERTIFY THAT THE FOREGOING INSTRUMENT DATED THE DAY OF 2023, WITH ITS CERTIFICATE OF AUTHENTICATION WAS FILED FOR RECORD IN MY OFFICE ON THE DAY OF 2023, AT O'CLOCK \_\_\_ M. IN VOLUME \_\_\_ PAGE(S) \_\_\_ OF THE PLAT RECORDS OF SAID COUNTY.

DEPUTY COUNTY CLERK:
WEBB COUNTY, TEXAS
DATE

CERTIFICATION OF COUNTY CLERK:
FILED FOR RECORD AT \_\_\_ O'CLOCK \_\_\_ M. ON THE \_\_\_ DAY OF \_\_\_ 2023.

DEPUTY:
DATE

COUNTY CLERK:
WEBB COUNTY, TEXAS
DATE



VICINITY MAP SCALE: 1" = 2000'

- 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 2.620 ACRE TRACT: AN IRON ROD FOUND AT THE EAST R.O.W. OF VICTORY DRIVE (GPS: N11070992617, E684025720)
5. BY GRAPHICALLY PLOTTING, THIS PARCEL WAS DETERMINED TO NOT BE WITHIN A 100-YEAR FREQUENCY FLOOD ZONE AS PER FLOOD INSURANCE RATE MAPS FOR WEBB COUNTY, TEXAS COMMUNITY PANEL NO. 48495C1002C WITH AN EFFECTIVE DATE APRIL 2, 2008.
6. ANY IMPROVEMENTS WITHIN THE FLOODPLAIN MUST COMPLY WITH THE LAND DEVELOPMENT CODE CHAPTER 24, SECTION 24-66.
7. FINISHED FLOOR ELEVATIONS, MECHANICAL EQUIPMENT, AND LOWEST STRUCTURAL MEMBER FOR LOTS WITHIN A FLOOD ZONE SHALL BE 18" ABOVE THE BASE FLOOD ELEVATION.
8. DRIVEWAYS SHALL BE CONSTRUCTED IN SUCH A WAY THAT VEHICLES DO NOT REVERSE ON TO STREET IN CIRCULAR, HAMMERHEAD, AND MUST BE APPROVED BY THE CITY OF LAREDO THROUGH THE BUILDING PERMITTING PROCESS.
9. SIDEWALKS AND ACCESSIBILITY RAMPS TO BE INSTALLED DURING THE HOME BUILDING PROCESS. LOCATION OF ACCESSIBILITY RAMPS MUST BE APPROVED BY THE CITY OF LAREDO DURING THE BUILDING PERMITTING PROCESS.

LOT TABLE with columns for Lot #, Area, and Dimensions.

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

LEGAL DESCRIPTION FOR A TRACT OF LAND
containing 2.620 acres of land, more or less, situated in Porcion 24, Toribio Rodriguez, Original Grantee, Abstract 288, Webb County, Texas.

A tract of land containing 2.620 acres, more or less, situated in Porcion 24, Toribio Rodriguez, Original Grantee, Abstract 288, and being out of a Tract of Land conveyed to Charco Land Sales, L.L.C., as recorded in Volume 5459, Pages 447-454, Official Public Records of Webb County, Texas, said tract of land being more particularly described by metes and bounds as follows:

COMMENTING as a 1/2" iron rod (GPS Coordinates: N11707992617, E684025720) found on the east right-of-way line of Victory Drive (60.00' R.O.W.), TRENCE, N13°15'28" E, a distance of 23.01 feet to a set 1/2" iron rod (GPS Coordinates: N171070912619, E4804078498), same iron rod being on the east right-of-way line of Victory Drive, the point of curvature of a 400.00-foot radius curve to the left, having a delta of: 51°11'17" - a tangent of 300.44 feet, and a chord of N13°20'05" W - 542.66 feet, and the POINT OF BEGINNING of this tract of land containing 2.620 acres, more or less, the southeast corner hereof.

THENCE, along the east right-of-way line of Victory Drive and the arc of said 400.00-foot radius curve to the right, a distance of 90.03 feet to a found 1/2" iron rod, same iron rod being the point of curvature of a 200.00-foot radius curve to the left, having a delta of 11°06'59" - a tangent of 19.44 feet, and a chord of N31°30'06" W - 38.69 feet.

THENCE, continuing along the east right-of-way line of Victory Drive and the arc of said 200.00-foot radius curve to the left, a distance of 38.76 feet to a set 1/2" iron rod, the northwest corner hereof.

THENCE, N 63°00'00" E, a distance of 129.00 feet to a set 1/2" iron rod, the north corner hereof.

THENCE, S 46°00'00" E, a distance of 179.09 feet to a set 1/2" iron rod, a point of deflection to the right.

THENCE, S 26°00'00" E, a distance of 89.60 feet to a set 1/2" iron rod, a point of deflection to the right.

THENCE, S 11°00'00" E, a distance of 89.60 feet to a set 1/2" iron rod, a point of deflection to the right.

THENCE, S 04°00'00" E, a distance of 86.00 feet to a set 1/2" iron rod, a point of deflection to the right.

THENCE, S 07°03'42" W, a distance of 26.31 feet to a set 1/2" iron rod, a point of deflection to the left.

THENCE, S 04°00'00" E, a distance of 223.84 feet to a set 1/2" iron rod, the southeast corner hereof.

THENCE, N 81°00'00" W, a distance of 163.30 feet to the POINT OF BEGINNING of this tract of land containing 2.620 acres, more or less.

CURVE TABLE with columns for No., Length, Radius, Delta, Tangent, Chord Direction, and Chord Length.



FINAL P.L.A.T.
THE COVES AT WINFIELD
PHASE 6B

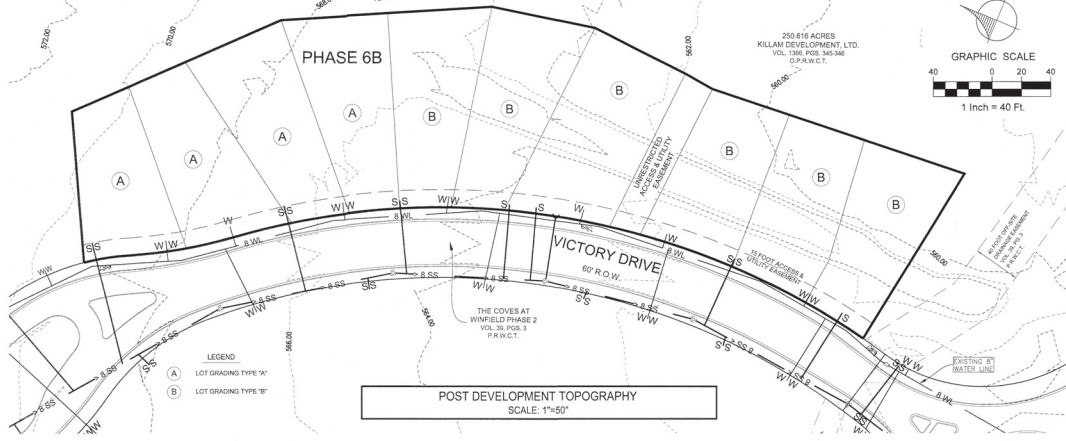
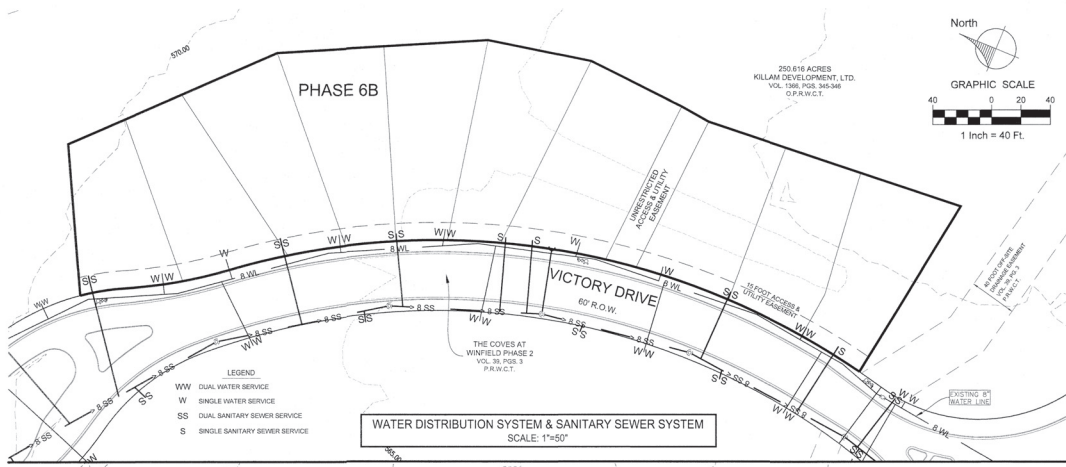


SHEET NAME: FINAL PLAT

REVISION DATE: 05/2023

RECORDED DATE: 05/2023

Approval table with columns for Date, Name, Title, and Signature.



**Water Supply, Description, Costs, and Operability Date**

The Coves at Winfield Phase 6B will be provided potable water by The City of Laredo. The subdivider and the City of Laredo have entered into a contract in which the City of Laredo has committed to provide sufficient water to the subdivision for at least 30 years and the City of Laredo has provided documentation to sufficiently establish the long term quantity and quality of the available water supplies to serve the development of this subdivision. The City of Laredo has a 8" waterline along the ROW of Persistence Road installed as part of The Coves at Winfield Phase 2. Existing services were also installed during Phase 2 for Future lots along Persistence Road and Victory Dr.

As a part of The Coves at Winfield Phase 6B a single water service was required to be relocated. This project was bundled with additional projects called The Coves at Winfield Phase 4A, 5A, 6A, 6B, 7A, 7B, 10A. The Subdivider has in addition paid the City of Laredo the sum of \$28,500.00 which covers the cost of water availability fees and annexation fees.

**Sewer Facilities, Description, Costs, and Operability Date**

Sewage from The Coves at Winfield Phase 6B will be disposed through the sanitary sewer system of the City of Laredo. The subdivider and the City of Laredo have entered in to a contract in which the City of Laredo has committed to provide sufficient sewage disposal to the subdivision. The City of Laredo has an existing 8" sanitary line along the ROW of Persistence Road installed as part of The Coves at Winfield Phase 2. Existing Services were also installed during Phase 2 for Future lots along Persistence Road and Victory Dr.

As a part of The Coves at Winfield Phase 6B there were no sanitary improvements required. The subdivider has paid to the City of Laredo the sum of \$5,200.00 which represents the wastewater annexation costs.

**CERTIFICATE OF ENGINEER:**

STATE OF TEXAS  
COUNTY OF WEBB

I HEREBY CERTIFY THAT PROPER ENGINEERING CONSIDERATION HAS BEEN GIVEN THIS PLAN TO THE MATTERS OF STREETS, LOTS, DRAINAGE, WATER, SEWER, AND APPURTENANCES LAYOUT, AND TO THE BEST OF MY KNOWLEDGE THIS PLAN 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 Seica*  
HUGO SEICA  
REGISTERED PROFESSIONAL ENGINEER  
TEXAS No. 62078

DATE: 02/24/2023

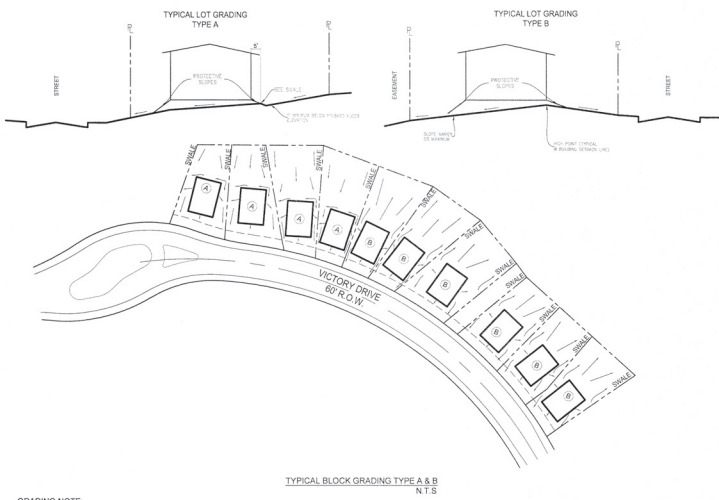
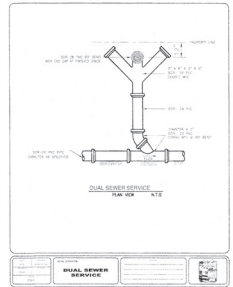
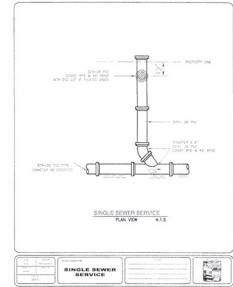
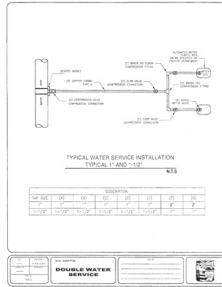
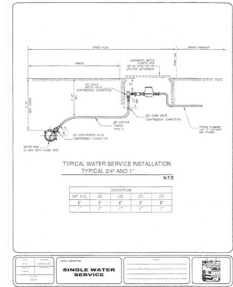
**CERTIFICATE OF UTILITIES DIRECTOR:**

STATE OF TEXAS  
COUNTY OF WEBB

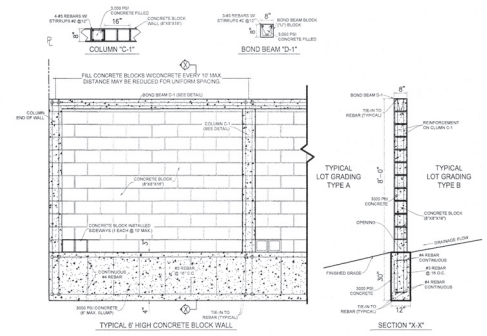
BY MY SIGNATURE BELOW, I CERTIFY THAT THE WATER AND SEWAGE SERVICE DESCRIBED ABOVE SHALL BE PROVIDED IN COMPLIANCE WITH THE MODEL RULES ADOPTED UNDER SECTION 16-543 WATER CODE

*Arturo Garcia, Jr.*  
ARTURO GARCIA, JR., P.E.  
UTILITIES DIRECTOR

DATE: 02/24/2023



**GRADING NOTE:**  
HOME BUILDERS/HOME OWNERS SHALL NOT CHANGE THE GRADES OR CONSTRUCT FLOW RESTRICTING FENCES, BUILDINGS STRUCTURES OR OTHER IMPROVEMENTS IN SUCH A WAY TO IMPEDE OR CHANGE THE ESTABLISHED DRAINAGE FLOW PATTERN AS INDICATED ON THIS GRADING PLAN. TYPICAL LOT GRADING SHOWN ON THIS PLAN WILL BE DONE BY THE HOME BUILDER AS PART OF THE BUILDING PERMIT. ADDITIONALLY, THE HOME BUILDER SHALL INSTALL A 20' WIDE 500 STRIP ALONG THE ENTIRE REAR PROPERTY LINE OF LOTS DRAINING ONTO OTHER LOTS (10' STRIP ON UPGRADENT LOTS & 10' STRIP ON DOWNGRADENT LOT).



**NOTE:**  
FENCES / WALLS WHICH HAVE THE POTENTIAL TO BLOCK DRAINAGE RUNOFF MUST BE CONSTRUCTED WITH ADEQUATE NUMBER AND SIZES OF OPENINGS TO PERMIT SURFACE RUNOFF TO CONTINUE TO FLOW AS SHOWN ON THIS PLAN. DIMENSIONS AND MATERIALS FOR THIS TYPICAL CONCRETE BLOCK SECTION MAY BE VARIED AND HAVE TO BE REVIEWED AND APPROVED BY THE CITY OF LAREDO BUILDING AT THE TIME OF ISSUANCE OF BUILDING PERMITS.

ENGINEER  
**MESQUITE**  
100 HALLAMBOUR ST. LAREDO, TEXAS 78401  
PHONE: 349-2344 FAX: 349-2346  
WWW.MESQUITEENGINEERING.COM

CONSTRUCTION PLANS  
THE COVES AT  
WINFIELD, PHASE 6B  
SHOWING  
MODEL HOME - PHASE 6B  
CITY OF LAREDO, WEBB COUNTY, TEXAS

**KILLAM**

DRAWN BY	A.M.
CHECKED BY	M.M.
APPROVED BY	H.S.
DATE	02/14/2023
SCALE	1" = 50'
SHEET	24 X 36
TOTAL	11 X 12

## WATER SERVICE AGREEMENT

### AGREEMENT REGARDING WATER SERVICE FOR THE PROPOSED THE COVES AT WINFIELD PHASE 6B

**PARTIES:** This Agreement is by and between the Utility and the Sub-divider, to which: The Utility is the governing board or owner of a retail public utility, which supplies drinking water known as the City of Laredo Water Utilities Department.

The Sub-divider is Charco Land Sales, LLC., who is the owner, or the authorized agent of the owner, of a tract of land in Webb County, Texas, that has been proposed to be divided into a subdivision (the Subdivision) known as The Coves at Winfield Phase 6B.

**TERMS:** This Agreement is entered into in partial satisfaction of requirements under the Texas Water Development Board's Economically Distressed Areas Program Model Subdivision Rules. The Sub-divider has prepared a plat of the Subdivision for submission to the City of Laredo for its approval. The Sub-divider plans to install a single water service connection for a single lot as part of this plat. The Utility has reviewed the plans for the subdivision. Existing public infrastructure has been installed as part of a plat called The Coves at Winfield Phase 2 in the Victory Dr. Right-of-Way and Persistence Road Right-of-Way. The built-out conditions (the anticipated water flow) to be approximately 4,810 gallons per day.

The Utility covenants that it has or will have the ability to provide the anticipated water flow for at least thirty years, and that it will provide that water flow. These covenants will be in effect until thirty years after the plat of the subdivision has been recorded. The Utility currently has public water infrastructure along the Victory Dr. ROW installed as part of The Coves at Winfield Phase 2. Utility services were installed as part of Phase 2 to service future lots along Victory Dr.

The Sub-divider has paid the Utility the sum of \$19,000.00 which represents the costs of water availability fees and \$9,500.00 which represents annexation fees.

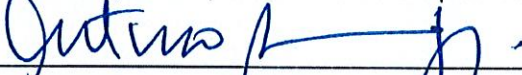
The above provisions notwithstanding, this Agreement shall no longer be in effect if the plat of the Subdivision is not approved by the City of Laredo or by municipality whose approval is required.

By affixing his or her signature to this Agreement, the person signing for the Utility warrants that he or she is authorized to sign this Agreement on behalf of the Utility. By affixing his or her signature to this Agreement, the person signing for the Sub-divider warrants that he or she is authorized to sign this Agreement, on behalf of the Sub-divider.

This Agreement is effective 10-24-, 2023

The Utility:

City of Laredo, Texas, a Texas Municipal Corporation

By: 

Printed Name: Arturo Garcia, Jr., PE

Office or Position: Director of Utilities Department


Date: 10/24/2023

The Sub-divider:

Charco Land Sales, LLC., a Texas Limited Company

By: Killam Management, LC

Its: Sole Voting Member

By: 

Printed Name: Radcliffe Killam II

Office Position: President and CEO

Date: 8/8/23

## WASTEWATER SERVICE AGREEMENT

### AGREEMENT REGARDING WASTEWATER SERVICE FOR THE PROPOSED THE COVES AT WINFIELD PHASE 6B

**PARTIES:** This Agreement is by and between the Utility and the Sub-divider, to which: The Utility is the governing board or owner of a retail public utility, which supplies drinking water known as the City of Laredo Water Utilities Department.

The Sub-divider is Charco Land Sales, LLC., who is the owner, or the authorized agent of the owner, of a tract of land in Webb County, Texas, that has been proposed to be divided into a subdivision (the Subdivision) known as The Coves at Winfield Phase 6B.

**TERMS:** This Agreement is entered into in partial satisfaction of requirements under the Texas Water Development Board's Economically Distressed Areas Program Model Subdivision Rules. The Sub-divider has prepared a plat of the Subdivision for submission to the City of Laredo for its approval. The Sub-divider plans to relocate an existing sanitary service. The Utility has reviewed the plans for the subdivision. Such wastewater will consist of domestic sewage, i.e., waterborne human waste and waste from domestic activities such as bathing, washing and food preparation. Existing wastewater collection system has been installed as part of a plat called The Coves at Winfield Phase 2 in the Victory Dr. Right-of-Way and Persistence Road Right-of-Way. The built-out conditions (the anticipated wastewater flow) to be approximately 3,700 gallons per day.

The Utility covenants that it has or will have the ability to treat the projected wastewater flow and will treat that wastewater for at least thirty years, after the plat of the subdivision has been recorded.

The Sub-divider has paid the Utility the sum of \$6,200.00 which represents the cost of wastewater annexation fees.

The above provisions notwithstanding, this Agreement shall no longer be in effect if the plat of the Subdivision is not approved by the City of Laredo or by municipality whose approval is required.

By affixing his or her signature to this Agreement, the person signing for the Utility warrants that he or she is authorized to sign this Agreement of behalf of the Utility. By affixing his or her signature to this Agreement, the person signing for

the Sub-divider warrants that he or she is authorized to sign this Agreement, on behalf of the Sub-divider.

This Agreement is effective 10-24-, 2023

The Utility:

City of Laredo, Texas, a Texas Municipal Corporation

By: 

Printed Name: Arturo Garcia, Jr., PE

Office or Position: Director of Utilities Department

Date: 10/24/2023

The Sub-divider:

Charco Land Sales, LLC., a Texas Limited Company

By: Killam Management, LC

Its: Sole Voting Member

By: 

Printed Name: Radcliffe Killam II

Office Position: President and CEO

Date: 8/8/23

**Planning and Zoning Commission- Regular**

Meeting Date: 11/02/2023

Staff Source: Amanda Pruneda, Planner II

APPLICANT: Charco Land Sales, LLC;  
ENGINEER Mesquite Engineering

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REQUEST:

Consideration of Model Subdivision Rule Compliance of The Coves at Winfield Phase 7A. The intent is residential.

**PL-022-2024**

**District VI - Cm. Dr. David Tyler King**

SITE:

This 2.378-acre tract of land is located south of Inspiration Parkway and east adjacent to Victory Drive. The zoning for this 8-lot development is R-1 (Single Family Residential District). This tract is located in District VI - Cm. Dr. David Tyler King.

PROPOSED ACTION:

**APPROVAL**

NOTICE TO THE DEVELOPER:

**N/A**

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Attachments

Vicinity Map

Plat Notes

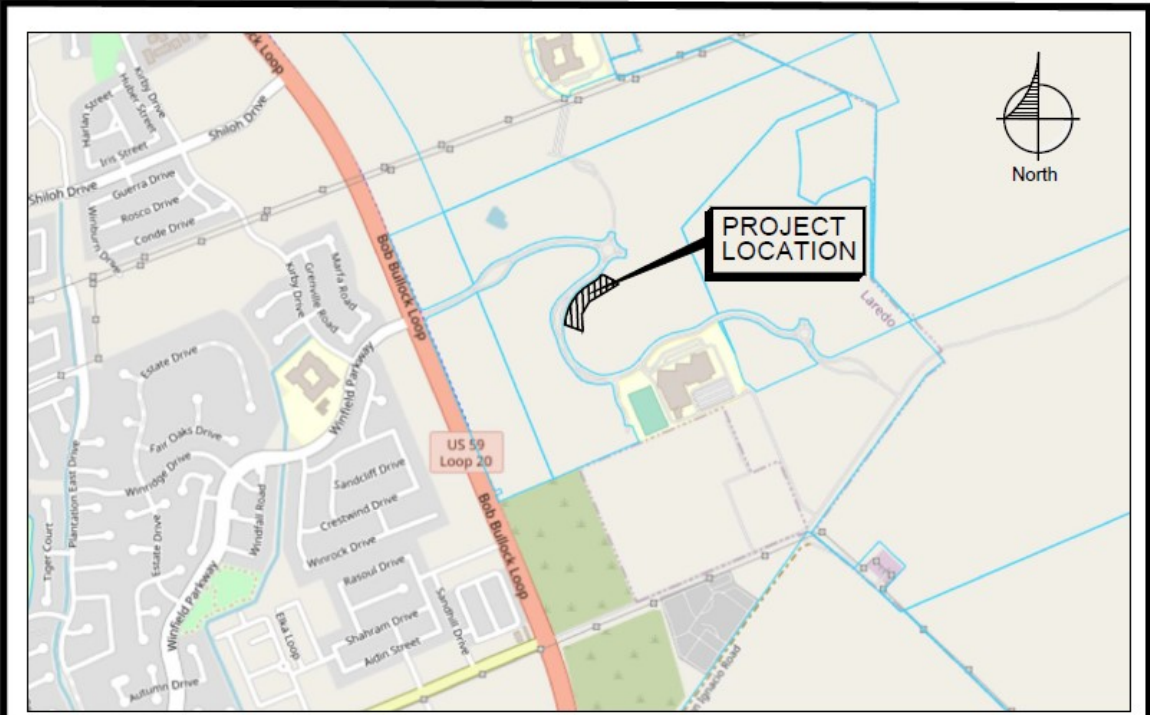
Plat Exhibit

Water Service Agreement

Wastewater Service Agreement

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VICINITY MAP

SCALE: 1" = 2000'

## 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 2.378 ACRE TRACT: AN IRON ROD FOUND AT THE EAST R.O.W. OF VICTORY DRIVE ( GPS: N:17106757.0800, E:680318.9270)
- 5.- BY GRAPHICALLY PLOTTING, THIS PARCEL WAS DETERMINED TO NOT BE WITHIN A 100 YEAR FREQUENCY FLOOD ZONE AS PER FLOOD INSURANCE RATE MAPS FOR WEBB COUNTY, TEXAS COMMUNITY PANEL No. 48479C1205C WITH AN EFFECTIVE DATE: APRIL 2, 2008.
- 6.- ANY IMPROVEMENTS WITHIN THE FLOODPLAIN MUST COMPLY WITH THE LAND DEVELOPMENT CODE CHAPTER 24, SECTION 24-69.
- 7.- FINISHED FLOOR ELEVATIONS, MECHANICAL EQUIPMENT, AND LOWEST STRUCTURAL MEMBER FOR LOTS WITHIN A FLOOD ZONE SHALL BE 18" ABOVE THE BASE FLOOD ELEVATION.
- 8.- DRIVEWAYS SHALL BE CONSTRUCTED IN SUCH A WAY THAT VEHICLES DO NOT REVERSE ON TO STREET, i.e CIRCULAR, HAMMERHEADS, AND MUST BE APPROVED BY THE CITY OF LAREDO THROUGH THE BUILDING PERMITTING PROCESS.
- 9.- SIDEWALKS AND ACCESSIBILITY RAMPS TO BE INSTALLED DURING THE HOMEBUILDING PROCESS. LOCATION OF ACCESSIBILITY RAMPS MUST BE APPROVED BY THE CITY OF LAREDO DURING THE BUILDING PERMITTING PROCESS.

CERTIFICATE OF OWNER:

STATE OF TEXAS:
COUNTY OF WEBB:
I, RADCLIFFE KILLAM II, PRESIDENT & CEO OF KILLAM MANAGEMENT, L.C., A TEXAS LIMITED LIABILITY COMPANY...

RADCLIFFE KILLAM II
MANAGING MEMBER
DATE

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...

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 TO THIS PLAT TO THE MATTERS OF STREETS, LOTS, DRAINAGE, WATER, SEWER, AND APPURTENANCES LAYOUT...

HUGO SECA
REGISTERED PROFESSIONAL ENGINEER
TEXAS NO. 62079
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 CORRECT AND WAS PREPARED FROM AN ACTUAL SURVEY OF THE PROPERTY MADE UNDER MY SUPERVISION...

HUGO SECA
REGISTERED PROFESSIONAL LAND SURVEYOR
TEXAS NO. 5783
DATE

PLAT APPROVAL - CITY ENGINEER:

I HAVE REVIEWED THIS PLAT AND ACCOMPANYING CONSTRUCTION DRAWINGS IDENTIFIED AS PLAT OF THE COVES AT WINFIELD, PHASE 7A PREPARED BY HUGO SECA, REGISTERED PROFESSIONAL ENGINEER NO. 62079, AND DATED THE ... DAY OF ... 2023 WITH THE LAST REVISED DATE ON ... 2023 AND HAVE FOUND THEM IN COMPLIANCE WITH THE SUBDIVISION ORDINANCE OF THE CITY OF LAREDO, TEXAS.

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

PLANNING COMMISSION APPROVAL:

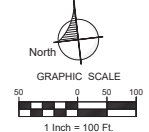
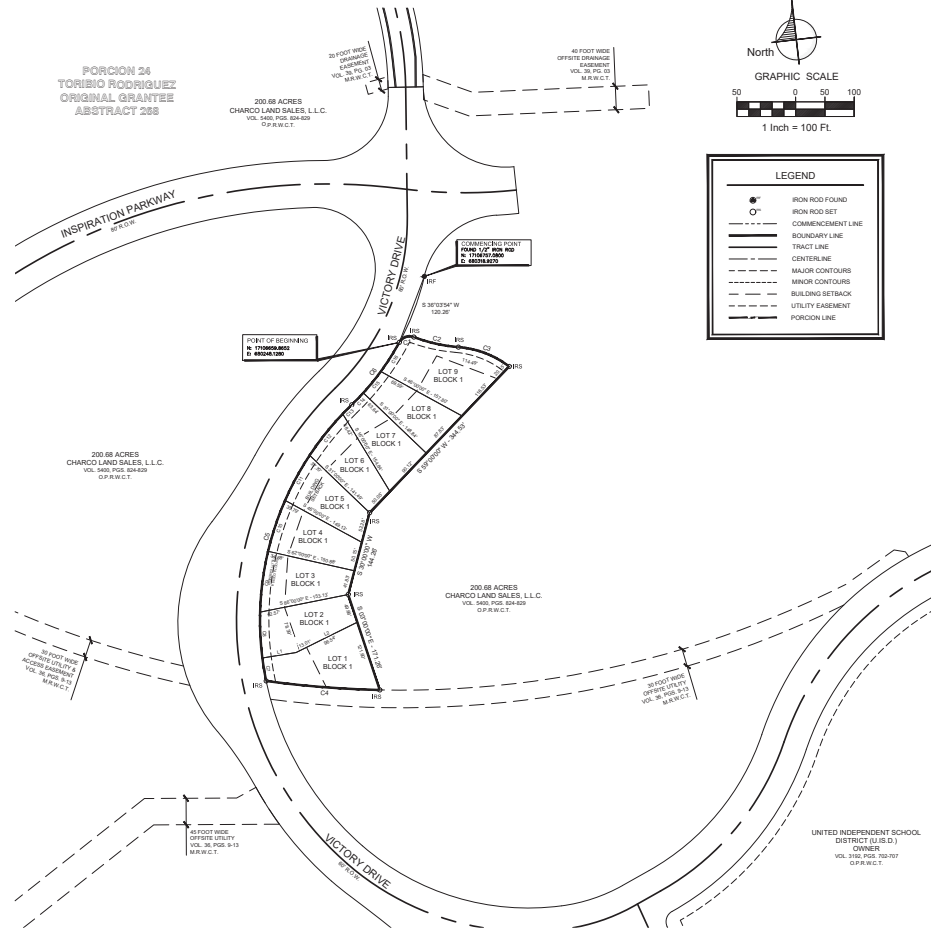
THIS PLAT OF THE COVES AT WINFIELD, PHASE 7A HAS BEEN SUBMITTED AND CONSIDERED BY THE PLANNING COMMISSION OF THE CITY OF LAREDO, AND IS HEREBY APPROVED BY SUCH COMMISSION ON THE ... DAY OF ... 2023.

JUAN M. NARVAEZ JR.
CHAIRMAN
DATE

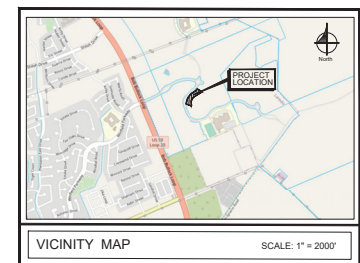
ATTESTMENT OF PLANNING COMMISSION APPROVAL:

THE CITY OF LAREDO PLANNING COMMISSION APPROVED THE FILING FOR RECORD OF THIS PLAT OF THE COVES AT WINFIELD, PHASE 7A, AT A PUBLIC MEETING HELD ON THE DAY OF ... 2023. THE MINUTES OF SAID MEETING REFLECT SUCH APPROVAL.

ORLANDO D. NAVARRO
DIRECTOR PLANNING & ZONING DEPT.
DATE



LEGEND table with symbols for IRON ROD FOUND, IRON ROD SET, COME-MEASUREMENT LINE, BOUNDARY LINE, TRACT LINE, CENTERLINE, MAJOR CONTOURS, MINOR CONTOURS, BUILDING SETBACK, UTILITY EASEMENT, and PORTION LINE.



PLAT NOTES: 1. SIDEWALK, DRIVEWAYS, AND TREES WILL BE INSTALLED AT THE TIME OF ISSUANCE OF BUILDING PERMITS... 2. ALL CURB CUTS SHALL COMPLY WITH THE TRANSPORTATION ELEMENT OF THE CITY OF LAREDO COMPREHENSIVE PLAN...

LOT TABLE with columns for Lot # and Area (SQ. FT.).

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

LEGAL DESCRIPTION for a TRACT OF LAND containing 2.378 acres of land, more or less, situated in Portion 24, Toribio Rodriguez, Original Grantee, Abstract 268, Webb County, Texas.

COMMENCING AT A 1/2" iron rod (GPS Coordinates: N 1710457.080; E 680318.9270) found on the east right-of-way line of Victory Drive (61.00' R.O.W.), THENCE S 30° 03' 54" W, a distance of 120.26 feet to a set 1/2" iron rod (GPS Coordinates: N 1710459.902; E 680268.1280), same iron rod being on the east right-of-way line of Victory Drive, the point of curvature of a 20.00-foot radius curve to the right, having a delta of 82° 15' 13"...

THENCE, along the arc of said 20.00-foot radius curve to the right, a distance of 28.71 feet to a set 1/2" iron rod, same iron rod being the point of curvature of a 275.00-foot radius curve to the left, having a delta of 107° 18' 05"...

CURVE TABLE with columns: No., Length, Radius, Delta, Tangent, Chord Direction, Chord Length.

CERTIFICATION OF COUNTY CLERK:

I, MARGE R. BARBA, CLERK OF THE COUNTY COURT IN AND FOR THE WEBB COUNTY, DO HEREBY CERTIFY THAT THE FOREGOING INSTRUMENT DATED THE ... DAY OF ... 2023, WITH ITS CERTIFICATE OF AUTHENTICATION WAS FILED FOR RECORD IN MY OFFICE ON THE ... DAY OF ... 2023, AT ... O'CLOCK ... M. IN VOLUME ... PAGE(S) ... OF THE PLAT RECORDS OF SAID COUNTY.

DEPUTY COUNTY CLERK:
WEBB COUNTY, TEXAS
DATE

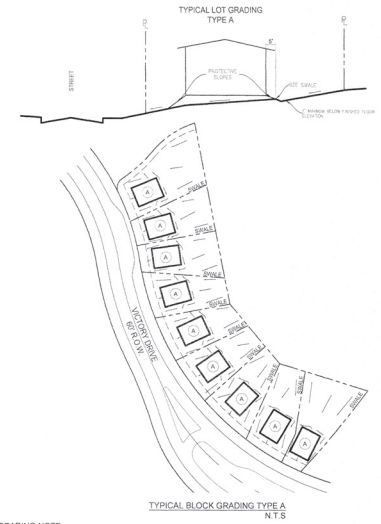
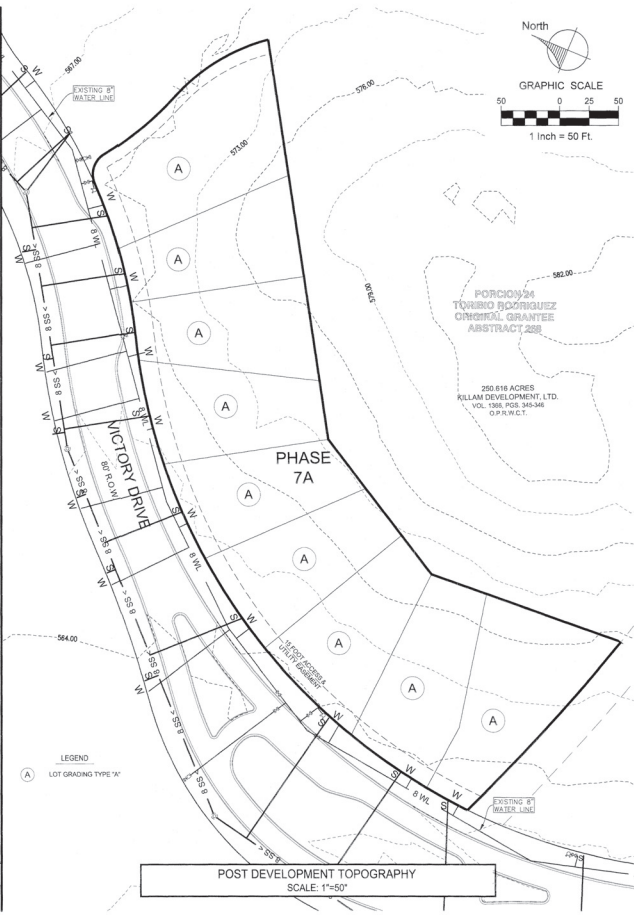
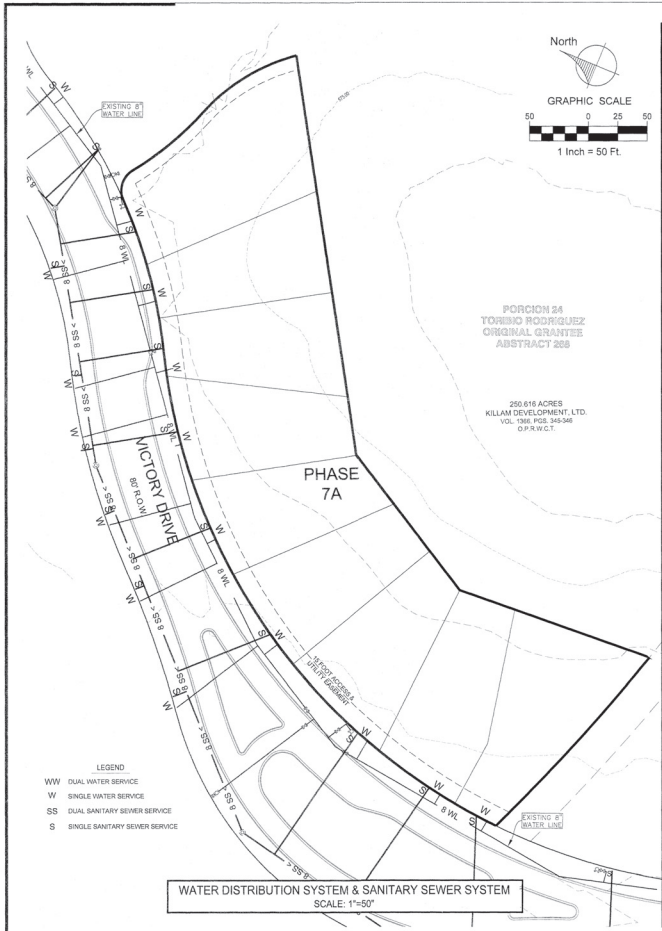
CERTIFICATION OF COUNTY CLERK:

FILED FOR RECORD AT ... O'CLOCK ... M. ON THE ... DAY OF ... 2023.

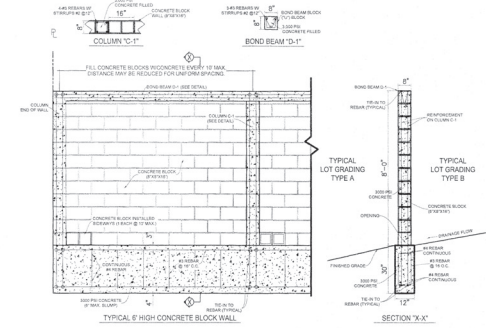
DEPUTY:
DATE

COUNTY CLERK:
WEBB COUNTY, TEXAS
DATE

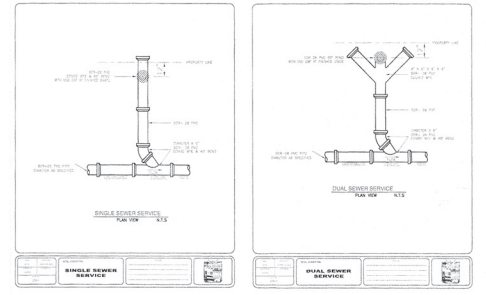
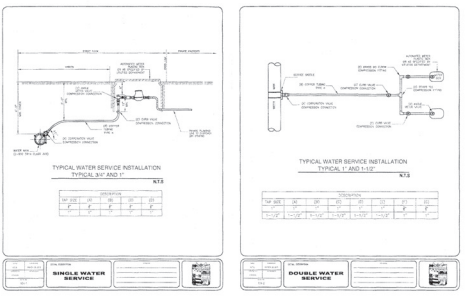
Vertical sidebar containing logos for SECA ENGINEERING LLC, MESQUITE ENGINEERING, and KILLAM OWNERS, along with project title 'THE COVES AT WINFIELD PHASE 7A' and a sheet number '1 of 1'.



**GRADING NOTE:**  
HOME BUILDERS/HOME OWNERS SHALL NOT CHANGE THE GRADES OR CONSTRUCT FLOW RESTRICTING FENCES, BUILDINGS STRUCTURES OR OTHER IMPROVEMENTS IN SUCH A WAY TO IMPEDE OR CHANGE THE ESTABLISHED DRAINAGE FLOW PATTERN AS INDICATED ON THIS GRADING PLAN. TYPICAL LOT GRADING SHOWN ON THIS PLAN WILL BE DONE BY THE HOME BUILDER AS PART OF THE BUILDING PERMIT. ADDITIONALLY, THE HOME BUILDER SHALL INSTALL A 20' WIDE SOD STRIP ALONG THE ENTIRE REAR PROPERTY LINE OF LOTS DRAINING INTO OTHER LOTS (10' STRIP ON UPGRADED LOTS & 10' STRIP ON DOWNGRADIENT LOTS).



**NOTE:**  
FENCES / WALLS WHICH HAVE THE POTENTIAL TO BLOCK DRAINAGE RUNOFF MUST BE CONSTRUCTED WITH ADEQUATE NUMBER AND SIZES OF OPENINGS TO PERMIT SURFACE RUNOFF TO CONTINUE TO FLOW AS SHOWN ON THIS PLAN. DIMENSIONS AND MATERIALS FOR THIS TYPICAL CONCRETE BLOCK SECTION MAY BE VARIED AND HAVE TO BE REVIEWED AND APPROVED BY THE CITY OF LAREDO BUILDING AT THE TIME OF ISSUANCE OF BUILDING PERMITS.



**Water Supply, Description, Costs, and Operability Date**  
The Coves at Winfield Phase 7A will be provided potable water by The City of Laredo. The Subdivider and the City of Laredo have entered into a contract in which the City of Laredo has committed to provide sufficient water to the subdivision for at least 30 years and the City of Laredo has provided documentation to sufficiently establish the long term quantity and quality of the available water supplies to serve the development of this subdivision. The City of Laredo has a 6" waterline along the Victory Dr. installed as part of The Coves at Winfield Phase 1. Existing services were also installed during Phase 2 for future lots along Victory Dr.

As a part of The Coves at Winfield Phase 7A a single water service was required to be installed. The project was bundled with additional projects called The Coves at Winfield Phase 4A, 5A, 6A, 6B, 7A, 7B, 10A at a cost of \$54,913.00. The Subdivider has in addition paid the City of Laredo the sum of \$17,500.00 which covers the cost of water availability fees.

**Sewer Facilities, Description, Costs, and Operability Date**  
Sewage from The Coves at Winfield Phase 7A will be disposed of through the sanitary sewer system of the City of Laredo. The Subdivider and the City of Laredo have entered into a contract in which the City of Laredo has committed to provide sufficient sewage disposal to the subdivision. The City of Laredo has an existing 8" sanitary line along the Victory Dr. ROW installed as part of The Coves at Winfield Phase 1. Existing Services were also installed during Phase 1 for future lots along Persistence Road and Victory Dr.

As part of The Coves at Winfield Phase 7A there were no sanitary improvements required. There were no wastewater amortization costs associated with The Coves at Winfield Phase 7A, per the City of Laredo-Utilities Departments did not provide any documentation.

**CERTIFICATE OF ENGINEER:**

STATE OF TEXAS,  
COUNTY OF WEBB,  
I HEREBY CERTIFY THAT PROPER ENGINEERING CONSIDERATION HAS BEEN GIVEN THIS PLAN TO THE MATTERS OF STREETS, LOTS, DRAINAGE, WATER, SEWER, AND APURTENANCES LAYOUT AND TO THE BEST OF MY KNOWLEDGE THIS PLAN 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 Seica*  
HUGO SEICA  
REGISTERED PROFESSIONAL ENGINEER  
TEXAS No. 82079  
DATE: 07/24/2023

**CERTIFICATE OF UTILITIES DIRECTOR:**

STATE OF TEXAS,  
COUNTY OF WEBB,  
BY MY SIGNATURE BELOW, I CERTIFY THAT THE WATER AND SEWAGE SERVICE DESCRIBED ABOVE SHALL BE PROVIDED IN COMPLIANCE WITH THE MODEL RULES ADOPTED UNDER SECTION 16.343, WATER CODE.

*Arturo Garcia Jr.*  
ARTURO GARCIA JR., P.E.  
UTILITIES DIRECTOR  
DATE: 07/24/2023

ENGINEER: **MESQUITE ENGINEERING**  
1931 MAJANAN BLVD., LAREDO, TEXAS 77904  
TEL: 348-1111 FAX: 348-1112  
WWW.MESQUITEENGINEERING.COM

CONSTRUCTION PLANS  
**THE COVES AT WINFIELD, PHASE 7A**  
SHOWING  
MODEL HOMES - PHASE 7A  
CITY OF LAREDO, WEBB COUNTY, TEXAS

**KILLAM**

DESIGN BY	AJM
CHECKED BY	V.M.
APPROVED BY	H.S.
PROJECT	KILLAM 2023-029
DATE	07-24-2023
SHEET	24 X 36 1" = 50'
NO. OF SHEETS	11 X 17

2 of 2

## WATER SERVICE AGREEMENT

### AGREEMENT REGARDING WATER SERVICE FOR THE PROPOSED THE COVES AT WINFIELD PHASE 7A

PARTIES: This Agreement is by and between the Utility and the Sub-divider, to which: The Utility is the governing board or owner of a retail public utility, which supplies drinking water known as the City of Laredo Water Utilities Department.

The Sub-divider is Charco Land Sales, LLC., who is the owner, or the authorized agent of the owner, of a tract of land in Webb County, Texas, that has been proposed to be divided into a subdivision (the Subdivision) known as The Coves at Winfield Phase 7A.

TERMS: This Agreement is entered into in partial satisfaction of requirements under the Texas Water Development Board's Economically Distressed Areas Program Model Subdivision Rules. The Sub-divider has prepared a plat of the Subdivision for submission to the City of Laredo for its approval. The Sub-divider plans to install a single water service connection for a single lot as part of this plat. The Utility has reviewed the plans for the subdivision. Existing public infrastructure has been installed as part of a plat called The Coves at Winfield Phase 1 in the Victory Dr. Right-of-Way The built-out conditions (the anticipated water flow) to be approximately 4,329 gallons per day.

The Utility covenants that it has or will have the ability to provide the anticipated water flow for at least thirty years, and that it will provide that water flow. These covenants will be in effect until thirty years after the plat of the subdivision has been recorded. The Utility currently has public water infrastructure along the Victory Dr. ROW installed as part of The Coves at Winfield Phase 1. Utility services were installed as part of Phase 1 to service future lots along Victory Dr.

The Sub-divider has paid the Utility the sum of \$17,500.00 which represents the costs of water availability fees.

The above provisions notwithstanding, this Agreement shall no longer be in effect if the plat of the Subdivision is not approved by the City of Laredo or by municipality whose approval is required.

By affixing his or her signature to this Agreement, the person signing for the Utility warrants that he or she is authorized to sign this Agreement on behalf of the

Utility. By affixing his or her signature to this Agreement, the person signing for the Sub-divider warrants that he or she is authorized to sign this Agreement, on behalf of the Sub-divider.

This Agreement is effective 10-24-, 2023

The Utility:

City of Laredo, Texas, a Texas Municipal Corporation

By: 

Printed Name: Arturo Garcia, Jr., PE

Office or Position: Director of Utilities Department

Date: 10/24/2023

The Sub-divider:

Charco Land Sales, LLC., a Texas Limited Company

By: Killam Management, LC

Its: Sole Voting Member

By: 

Printed Name: Radcliffe Killam II

Office Position: President and CEO

Date: 8/8/23

## WASTEWATER SERVICE AGREEMENT

### AGREEMENT REGARDING WASTEWATER SERVICE FOR THE PROPOSED THE COVES AT WINFIELD PHASE 7A

**PARTIES:** This Agreement is by and between the Utility and the Sub-divider, to which: The Utility is the governing board or owner of a retail public utility, which supplies drinking water known as the City of Laredo Water Utilities Department.

The Sub-divider is Charco Land Sales, LLC., who is the owner, or the authorized agent of the owner, of a tract of land in Webb County, Texas, that has been proposed to be divided into a subdivision (the Subdivision) known as The Coves at Winfield Phase 7A.

**TERMS:** This Agreement is entered into in partial satisfaction of requirements under the Texas Water Development Board's Economically Distressed Areas Program Model Subdivision Rules. The Sub-divider has prepared a plat of the Subdivision for submission to the City of Laredo for its approval. The Sub-divider plans to relocate an existing sanitary service. The Utility has reviewed the plans for the subdivision. Such wastewater will consist of domestic sewage, i.e., waterborne human waste and waste from domestic activities such as bathing, washing and food preparation. Existing wastewater collection system has been installed as part of a plat called The Coves at Winfield Phase 1 in the Victory Dr. Right-of-Way. The built-out conditions (the anticipated wastewater flow) to be approximately 3,330 gallons per day.

The Utility covenants that it has or will have the ability to treat the projected wastewater flow and will treat that wastewater for at least thirty years, after the plat of the subdivision has been recorded.

The Sub-divider was not provided wastewater annexation fees by the Utility.

The above provisions notwithstanding, this Agreement shall no longer be in effect if the plat of the Subdivision is not approved by the City of Laredo or by municipality whose approval is required.

By affixing his or her signature to this Agreement, the person signing for the Utility warrants that he or she is authorized to sign this Agreement of behalf of the Utility. By affixing his or her signature to this Agreement, the person signing for

the Sub-divider warrants that he or she is authorized to sign this Agreement, on behalf of the Sub-divider.

This Agreement is effective 10-24-, 2023

The Utility:

City of Laredo, Texas, a Municipal Corporation

By: 

Printed Name: Arturo Garcia, Jr., PE

Office or Position: Director of Utilities Department

Date: 10/24/2023

The Sub-divider:

Charco Land Sales, LLC., a Texas Limited Company

By: Killam Management, LC

Its: Sole Voting Member

By: 

Printed Name: Radcliffe Killam II

Office Position: President and CEO

Date: 8/8/23



**Planning and Zoning Commission- Regular**

Meeting Date: 11/02/2023

Staff Source: Amanda Pruneda, Planner II

APPLICANT: Charco Land Sales, LLC;  
ENGINEER Mesquite Engineering

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REQUEST:

Consideration of Model Subdivision Rule Compliance of The Coves at Winfield Phase 7B. The intent is residential.

**PL-023-2024**

**District VI - Cm. Dr. David Tyler King**

SITE:

This 1.781-acre tract of land is located northwest near the intersection of Victory Drive and True Patriot Drive. The zoning for this 6-lot development is R-1 (Single Family Residential District). This tract is located in District VI - Cm. Dr. David Tyler King.

PROPOSED ACTION:

**APPROVAL**

NOTICE TO THE DEVELOPER:

**N/A**

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Attachments

Vicinity Map

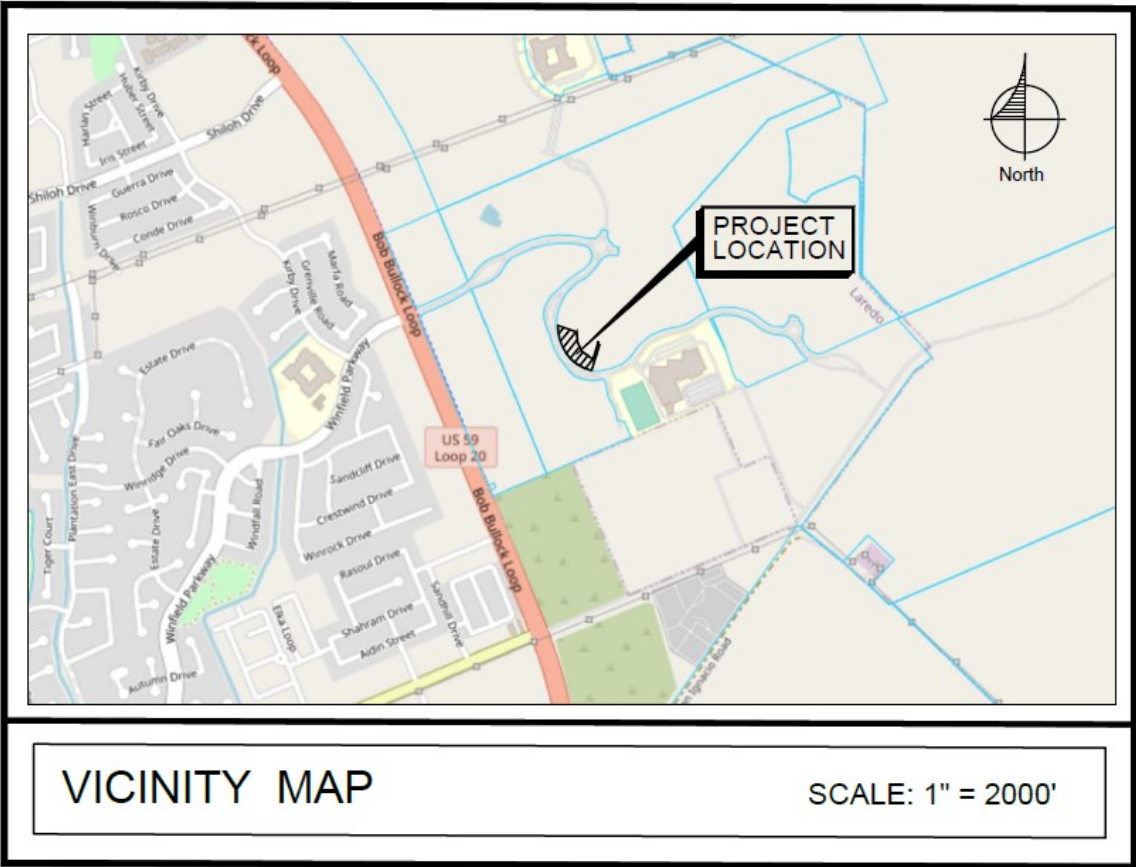
Plat Notes

Plat Exhibit

Water Service Agreement

Wastewater Service Agreement

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## 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 1.781 ACRE TRACT: AN IRON ROD FOUND AT THE NORTH R.O.W. OF VICTORY DRIVE ( GPS: N:17105660.5600, E:680261.1840 )
- 5.- BY GRAPHICALLY PLOTTING, THIS PARCEL WAS DETERMINED TO NOT BE WITHIN A 100 YEAR FREQUENCY FLOOD ZONE AS PER FLOOD INSURANCE RATE MAPS FOR WEBB COUNTY, TEXAS COMMUNITY PANEL No. 48479C1205C WITH AN EFFECTIVE DATE: APRIL 2, 2008.
- 6.- ANY IMPROVEMENTS WITHIN THE FLOODPLAIN MUST COMPLY WITH THE LAND DEVELOPMENT CODE CHAPTER 24, SECTION 24-69.
- 7.- FINISHED FLOOR ELEVATIONS, MECHANICAL EQUIPMENT, AND LOWEST STRUCTURAL MEMBER FOR LOTS WITHIN A FLOOD ZONE SHALL BE 18" ABOVE THE BASE FLOOD ELEVATION.
- 8.- DRIVEWAYS SHALL BE CONSTRUCTED IN SUCH A WAY THAT VEHICLES DO NOT REVERSE ON TO STREET, i.e CIRCULAR, HAMMERHEADS, AND MUST BE APPROVED BY THE CITY OF LAREDO THROUGH THE BUILDING PERMITTING PROCESS.
- 9.- SIDEWALKS AND ACCESSIBILITY RAMPS TO BE INSTALLED DURING THE HOMEBUILDING PROCESS. LOCATION OF ACCESSIBILITY RAMPS MUST BE APPROVED BY THE CITY OF LAREDO DURING THE BUILDING PERMITTING PROCESS.

**CERTIFICATE OF OWNER:**

STATE OF TEXAS:
COUNTY OF WEBB:
I, RADCLIFFE KILLAM II, PRESIDENT & CEO OF KILLAM MANAGEMENT, L.C., A TEXAS LIMITED LIABILITY COMPANY, THE SOLE VOTING MEMBER OF CHARCO LAND SALES, L.L.C., A TEXAS LIMITED LIABILITY COMPANY, AND THE UNDERSIGNED OWNER OF THE LAND SHOWN ON THIS PLAN, AND DESIGNATED HEREIN AS THE COVES AT WINFIELD, PHASE 7B 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 RIGHTS THEREON SHOWN FOR THE PURPOSE AND CONSIDERATION THEREIN EXPRESSED.

RADCLIFFE KILLAM II
MANAGING MEMBER
DATE

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 2023.

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 PLAN TO THE MATTERS OF STREETS, LOTS, DRAINAGE, WATER, SEWER, AND APPURTENANCES LAYOUT; AND TO THE BEST OF MY KNOWLEDGE THIS PLAN 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
REGISTERED PROFESSIONAL ENGINEER
TEXAS NO. 82079
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 PLAN 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.

HUGO SECA
REGISTERED PROFESSIONAL LAND SURVEYOR
TEXAS NO. 5783
DATE

**PLAT APPROVAL - CITY ENGINEER:**

I HAVE REVIEWED THIS PLAN AND ACCOMPANYING CONSTRUCTION DRAWINGS IDENTIFIED AS PLAT OF THE COVES AT WINFIELD, PHASE 7B PREPARED BY HUGO SECA, REGISTERED PROFESSIONAL ENGINEER NO. 82079, AND DATED THE DAY OF 2023, WITH THE LAST REVISION DATE ON 2023, AND HAVE FOUND THEM IN COMPLIANCE WITH THE SUBDIVISION ORDINANCE OF THE CITY OF LAREDO, TEXAS.

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

**PLANNING COMMISSION APPROVAL:**

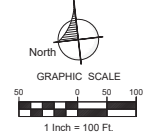
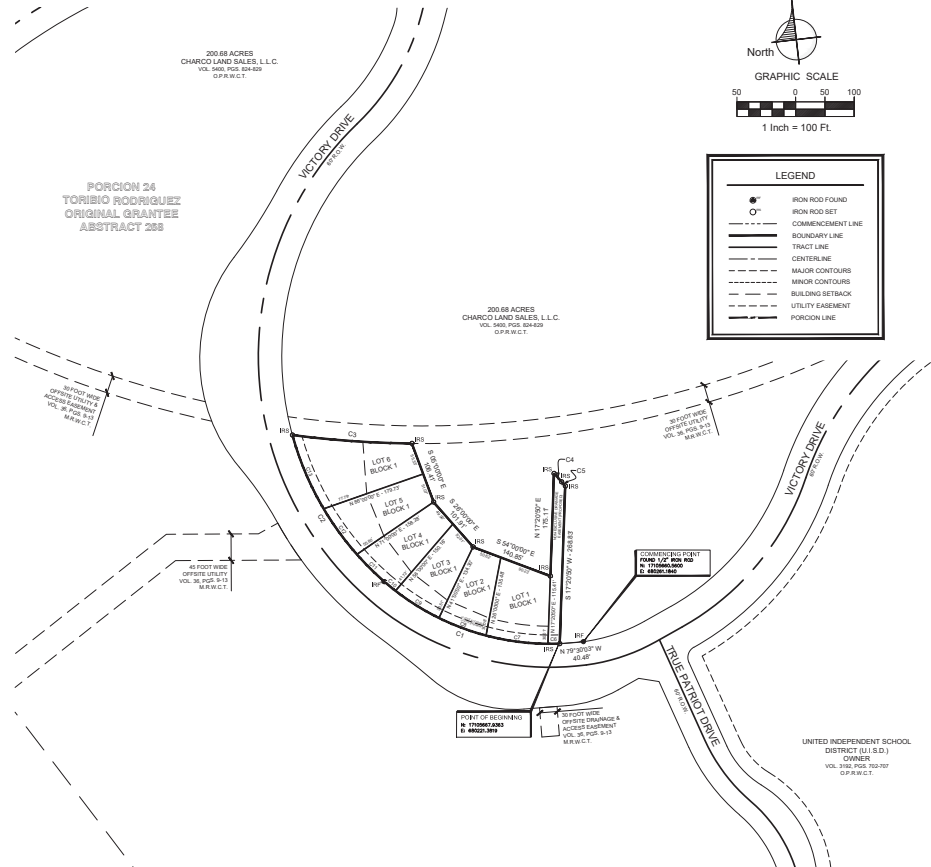
THIS PLAN OF THE COVES AT WINFIELD, PHASE 7B HAS BEEN SUBMITTED AND CONSIDERED BY THE PLANNING COMMISSION OF THE CITY OF LAREDO, AND IS HEREBY APPROVED BY SUCH COMMISSION ON THE DAY OF 2023.

JUAN M. NARVAEZ, JR.
CHAIRMAN
DATE

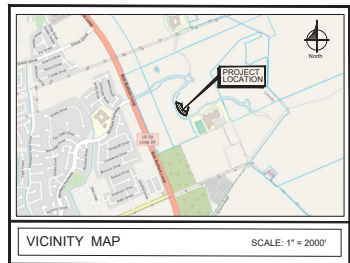
**ATTENTMENT OF PLANNING COMMISSION APPROVAL:**

THE CITY OF LAREDO PLANNING COMMISSION APPROVED THE FILING FOR RECORD OF THIS PLAN OF THE COVES AT WINFIELD, PHASE 7B, AT A PUBLIC MEETING HELD ON THE DAY OF 2023. THE MINUTES OF SAID MEETING REFLECT SUCH APPROVAL.

ORLANDO D. NAVARRO
DIRECTOR PLANNING & ZONING DEPT.
DATE



LEGEND
IRON ROD FOUND
IRON ROD SET
COMMENCEMENT LINE
BOUNDARY LINE
TRACT LINE
CENTERLINE
MAJOR CONTOURS
MINOR CONTOURS
BUILDING SETBACK
PORCION LINE



- 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 64.71 OF THE LAREDO LAND DEVELOPMENT CODE.
4. COMMENCING POINT FOR 1781 ACRE TRACT: AN IRON ROD FOUND AT THE NORTH R.O.W. OF VICTORY DRIVE (GPS: N 17105660.5600, E 880261.1840)
5. BY GRAPHICALLY PLOTTING, THIS PARCEL WAS DETERMINED TO NOT BE WITHIN A 100 YEAR FREQUENCY FLOOD ZONE AS PER FLOOD INSURANCE RATE MAPS FOR WEBB COUNTY, TEXAS COMMUNITY PANEL NO. 48478C1205C WITH AN EFFECTIVE DATE: APRIL 2, 2008.
6. ANY IMPROVEMENTS WITHIN THE FLOODPLAIN MUST COMPLY WITH THE LAND DEVELOPMENT CODE CHAPTER 61 SECTION 24-6.
7. FINISHED FLOOR ELEVATIONS, MECHANICAL EQUIPMENT, AND LOWEST STRUCTURAL MEMBER FOR LOTS WITHIN A FLOOD ZONE SHALL BE 1'8" ABOVE THE BASE FLOOD ELEVATION.
8. DRIVEWAYS SHALL BE CONSTRUCTED IN SUCH A WAY THAT VEHICLES DO NOT REVERSE ON TO STREET IN A CIRCULAR, HAMMERHEAD, AND MUST BE APPROVED BY THE CITY OF LAREDO THROUGH THE BUILDING PERMITTING PROCESS.
9. SIDEWALKS AND ACCESSIBILITY RAMPS TO BE INSTALLED DURING THE HOMEBUILDING PROCESS. LOCATION OF ACCESSIBILITY RAMPS MUST BE APPROVED BY THE CITY OF LAREDO DURING THE BUILDING PERMITTING PROCESS.

LOT TABLE
LOT 1 12,383 SQ. FT.
LOT 2 8,242 SQ. FT.
LOT 3 9,821 SQ. FT.
LOT 4 10,831 SQ. FT.
LOT 5 12,338 SQ. FT.
LOT 6 17,381 SQ. FT.

LEGAL DESCRIPTION for a TRACT OF LAND containing 1.781 acres of land, more or less, situated in Porcion 24, Toribio Rodriguez, Original Grantee, Abstract 288, Webb County, Texas
A tract of land containing 1.781 acres, more or less, situated in Porcion 24, Toribio Rodriguez, Original Grantee, Abstract 288, and being out of a Tract of Land conveyed to Charco Land Sales, L.L.C., as recorded in Volume 5470, Pages 824-829, Official Public Records of Webb County, Texas, said tract of land being more particularly described by notes and bounds as follows:
COMMENCING at a 1/2" iron rod (GPS Coordinates: N 17105660.5600, E 880261.1840) found on the north right-of-way line of Victory Drive (60.00' R.O.W.); THENCE, N 79° 30' 03" W, a distance of 40.48 feet to a set 1/2" iron rod (GPS Coordinates: N 17105667.9863, E 880261.3819), same iron rod being on the north right-of-way line of said Victory Drive, the point of curvature of a 430.00-foot radius curve to the right, having a delta of 43° 17' 10"; a tangent of 170.61 feet, and a chord of N 59° 12' 46" W - 317.17 feet, and to the POINT OF BEGINNING of this tract of land containing 1.781 acres, more or less, the south corner heretofore.

Curve Table
Curve # Length Radius Delta Tangent Chord Direction Chord Length
C1 324.84 430.00 43°17'02" 170.61 N 55°12'47" W 317.17'
C2 299.02 510.00 33°35'34" 153.94 N 16°46'29" W 294.75'
C3 204.32 1715.00 6°49'33" 102.28 S 70°39'50" E 204.20'
C4 19.09 200.00 9°28'04" 9.50 S 26°57'57" E 19.08'
C5 9.70 145.00 3°49'52" 4.85 S 26°08'51" E 9.69'
C6 20.03 430.00 2°40'07" 10.02 S 75°31'14" E 20.03'
C7 106.64 430.00 14°12'36" 53.60 N 67°04'53" W 106.37'
C8 86.00 430.00 11°27'32" 43.14 N 54°14'49" W 85.85'
C9 87.42 430.00 11°38'54" 43.86 N 42°41'37" W 87.27'
C10 24.75 430.00 3°17'54" 12.38 N 35°13'13" W 24.75'
C11 65.85 510.00 7°23'54" 32.97 N 29°52'19" W 65.81'
C12 96.26 510.00 10°48'53" 48.27 N 20°45'58" W 96.12'
C13 136.90 510.00 15°22'48" 68.86 N 07°40'05" W 136.49'

CERTIFICATION OF COUNTY CLERK:
I, MARGER IBARRA, CLERK OF THE COUNTY COURT IN AND FOR THE WEBB COUNTY, DO HEREBY CERTIFY THAT THE FOREGOING INSTRUMENT DATED THE DAY OF 2023, WITH ITS CERTIFICATE OF AUTHENTICATION WAS FILED FOR RECORD IN MY OFFICE ON THE DAY OF 2023, AT O'CLOCK \_\_\_ M. IN VOLUME \_\_\_ PAGE(S) \_\_\_ OF THE PLAT RECORDS OF SAID COUNTY.

DEPUTY COUNTY CLERK:
WEBB COUNTY, TEXAS
DATE

CERTIFICATION OF COUNTY CLERK:
FILED FOR RECORD AT \_\_\_ O'CLOCK \_\_\_ M. ON THE \_\_\_ DAY OF \_\_\_ 2023.

DEPUTY:
DATE

COUNTY CLERK:
WEBB COUNTY, TEXAS
DATE



FINAL PLAT
THE COVES AT WINFIELD
PHASE 7B

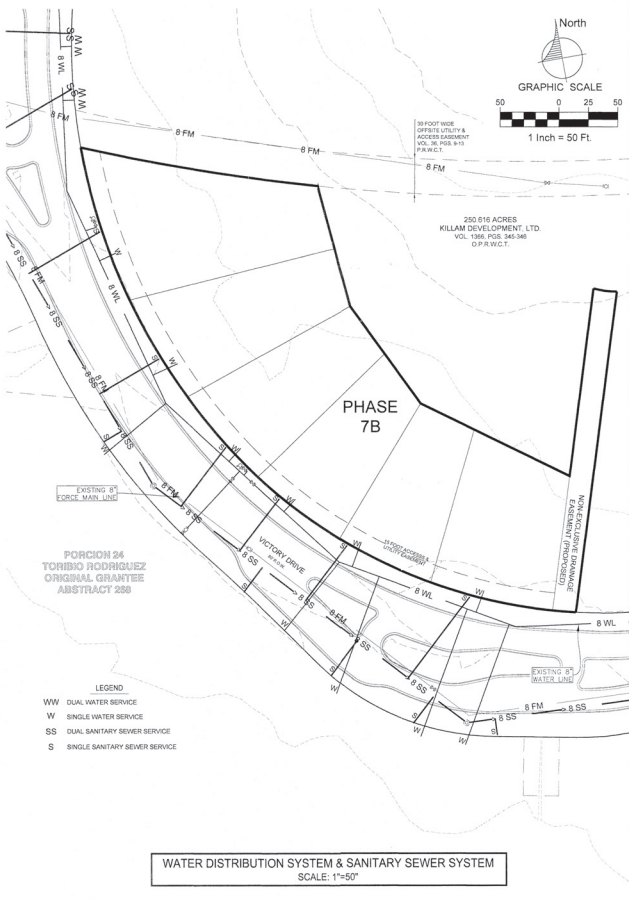


SHEET NAME: FINAL PLAT

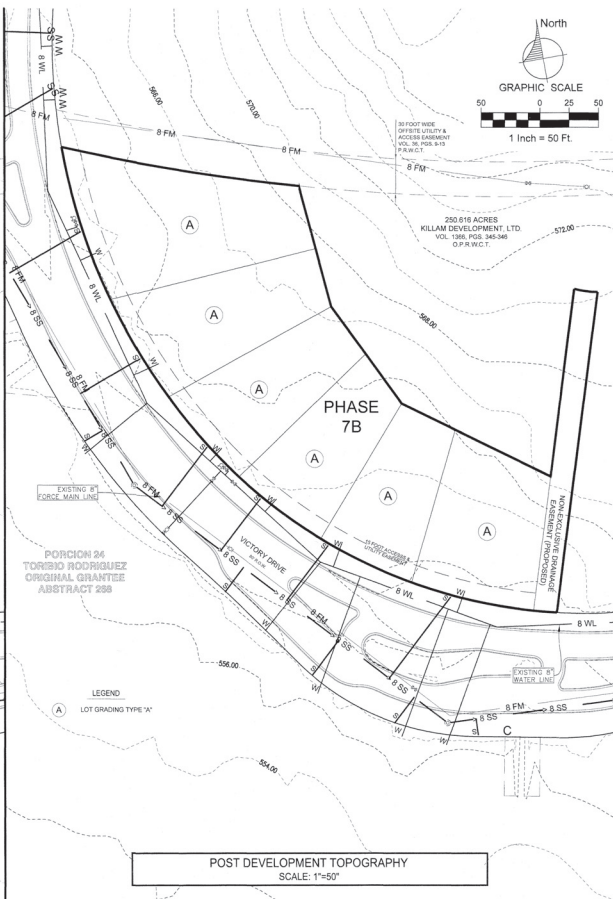
REVISION DATE: 05/23/2023

RECORDED DATE: 05/23/2023

Table with columns: DRAWN BY, CHECKED BY, PREPARED BY, DATE, TIME



WATER DISTRIBUTION SYSTEM & SANITARY SEWER SYSTEM  
SCALE: 1"=50'



POST DEVELOPMENT TOPOGRAPHY  
SCALE: 1"=50'

**Water Supply Description, Costs, and Operability Date**  
 The Coves at Winfield Phase 7B will be provided potable water by The City of Laredo. The subdivisor and the City of Laredo have entered into a contract in which the City of Laredo has committed to provide sufficient water to the subdivision for at least 30 years and the City of Laredo has provided documentation to sufficiently establish the long term quantity and quality of the available water supplies to serve the development of this subdivision. The City of Laredo has a 4" waterline along the Victory Dr. ROW installed as part of The Coves at Winfield Phase 1. Existing services were also installed during Phase 1 for Future lots along Persimmon Road and Victory Dr.

As a part of The Coves at Winfield Phase 7B a single water service was required to be relocated. The project was bundled with additional projects called The Coves at Winfield Phase 4A, 5A, 6A, 6B, 7A, 7B, 10A and installed at a total cost of \$54,810.00. The Subdivisor has in addition paid the City of Laredo the sum of \$11,000.00 which covers the cost of water availability fees.

**CERTIFICATE OF ENGINEER:**  
 STATE OF TEXAS  
 COUNTY OF WEBB  
 I HEREBY CERTIFY THAT PROPER ENGINEERING CONSIDERATION HAS BEEN GIVEN THIS PLAN TO THE MATTERS OF STREETS, LOTS, DRAINAGE, WATER, SEWER, AND APURTINANCES LAYOUT AND TO THE BEST OF MY KNOWLEDGE THIS PLAN 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 Seica*  
 HUGO SEICA  
 REGISTERED PROFESSIONAL ENGINEER  
 TEXAS No. 82079

08/28/2023  
 DATE

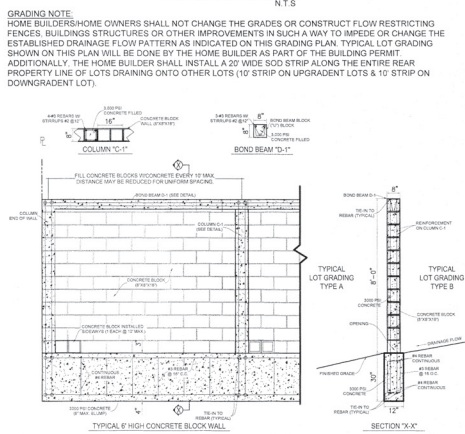
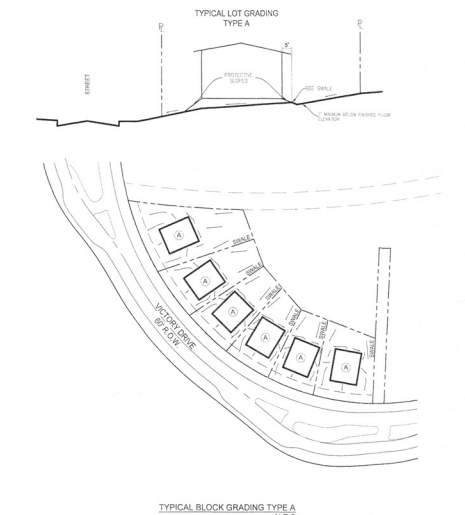
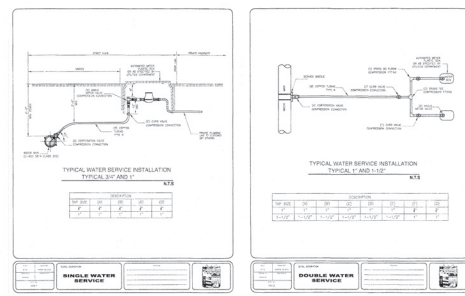
**Sewer Facilities Description, Costs, and Operability Date**  
 Sewage from The Coves at Winfield Phase 7B will be disposed of through the sanitary sewer system of the City of Laredo. The subdivisor and the City of Laredo have entered in to a contract in which the City of Laredo has committed to provide sufficient sewerage disposal to the subdivision. The City of Laredo has an existing 8" sanitary line along the Victory Dr. ROW installed as part of The Coves at Winfield Phase 1. Existing services were also installed during Phase 1 for Future lots along Persimmon Road and Victory Dr.

As part of The Coves at Winfield Phase 7B there were no sanitary improvements required. There were no wastewater annunciation costs associated with The Coves at Winfield Phase 7B, per The City of Laredo-Utilities Department.

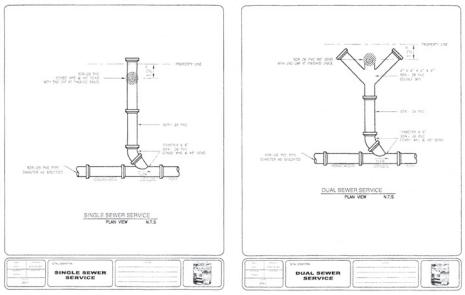
**CERTIFICATE OF UTILITIES DIRECTOR:**  
 STATE OF TEXAS  
 COUNTY OF WEBB  
 BY MY SIGNATURE BELOW, I CERTIFY THAT THE WATER AND SEWAGE SERVICE DESCRIBED ABOVE SHALL BE PROVIDED IN COMPLIANCE WITH THE MODEL RULES ADOPTED UNDER SECTION 96.363 WATER CODE.

*Arturo Garcia Jr.*  
 ARTURO GARCIA JR., P.E.  
 UTILITIES DIRECTOR

08/28/2023  
 DATE



**NOTE:**  
 FENCES / WALLS WHICH HAVE THE POTENTIAL TO BLOCK DRAINAGE RUNOFF MUST BE CONSTRUCTED WITH ADEQUATE NUMBER AND SIZES OF OPENINGS TO PERMIT SURFACE RUNOFF TO CONTINUE TO FLOW AS SHOWN ON THIS PLAN. DIMENSIONS AND MATERIALS FOR THIS TYPICAL CONCRETE BLOCK SECTION MAY BE VARIED AND HAVE TO BE REVIEWED AND APPROVED BY THE CITY OF LAREDO BUILDING AT THE TIME OF ISSUANCE OF BUILDING PERMITS.



ENGINEER  
**MESQUITE**  
 1000 EAST PARRIS ST. LAREDO, TEXAS 78401  
 PHONE: 3496.2241 FAX: 3496.2242  
 WWW.MESQUITEENGINEERING.COM  
 CONSTRUCTION PLANS  
 THE COVES AT WINFIELD, PHASE 7B  
 SHOWING  
 EXISTING WATER INFRASTRUCTURE  
 CITY OF LAREDO, WEBB COUNTY, TEXAS



DESIGNED BY	AJM
CHECKED BY	VJM
APPROVED BY	RES
DATE	07/24/2023
SCALE	1"=50'
SHEET NO.	11 X 11
TOTAL SHEETS	2 OF 2

## WATER SERVICE AGREEMENT

### AGREEMENT REGARDING WATER SERVICE FOR THE PROPOSED THE COVES AT WINFIELD PHASE 7B

**PARTIES:** This Agreement is by and between the Utility and the Sub-divider, to which: The Utility is the governing board or owner of a retail public utility, which supplies drinking water known as the City of Laredo Water Utilities Department.

The Sub-divider is Charco Land Sales, LLC., who is the owner, or the authorized agent of the owner, of a tract of land in Webb County, Texas, that has been proposed to be divided into a subdivision (the Subdivision) known as The Coves at Winfield Phase 7B.

**TERMS:** This Agreement is entered into in partial satisfaction of requirements under the Texas Water Development Board's Economically Distressed Areas Program Model Subdivision Rules. The Sub-divider has prepared a plat of the Subdivision for submission to the City of Laredo for its approval. The Sub-divider plans to install a single water service connection for a single lot as part of this plat. The Utility has reviewed the plans for the subdivision. Existing public infrastructure has been installed as part of a plat called The Coves at Winfield Phase 1 in the Victory Dr. Right-of-Way The built-out conditions (the anticipated water flow) to be approximately 2,886 gallons per day.

The Utility covenants that it has or will have the ability to provide the anticipated water flow for at least thirty years, and that it will provide that water flow. These covenants will be in effect until thirty years after the plat of the subdivision has been recorded. The Utility currently has public water infrastructure along the Victory Dr. ROW installed as part of The Coves at Winfield Phase 1. Utility services were installed as part of Phase 1 to service future lots along Victory Dr.

The Sub-divider has paid the Utility the sum of \$11,000.00 which represents the costs of water availability fees.

The above provisions notwithstanding, this Agreement shall no longer be in effect if the plat of the Subdivision is not approved by the City of Laredo or by municipality whose approval is required.

By affixing his or her signature to this Agreement, the person signing for the Utility warrants that he or she is authorized to sign this Agreement on behalf of the

Utility. By affixing his or her signature to this Agreement, the person signing for the Sub-divider warrants that he or she is authorized to sign this Agreement, on behalf of the Sub-divider.

This Agreement is effective 10-24-, 2023

The Utility:

City of Laredo, Texas, a Texas Municipal Corporation

By: Arturo Garcia, Jr.

Printed Name: Arturo Garcia, Jr., PE

Office or Position: Director of Utilities Department

Date: 10/24/2023

The Sub-divider:

Charco Land Sales, LLC., a Texas Limited Company

By: Killam Management, LC

Its: Sole Voting Member

By: Radcliffe Killam II

Printed Name: Radcliffe Killam II

Office Position: President and CEO

Date: 8/8/23

## WASTEWATER SERVICE AGREEMENT

### AGREEMENT REGARDING WASTEWATER SERVICE FOR THE PROPOSED THE COVES AT WINFIELD PHASE 7B

**PARTIES:** This Agreement is by and between the Utility and the Sub-divider, to which: The Utility is the governing board or owner of a retail public utility, which supplies drinking water known as the City of Laredo Water Utilities Department.

The Sub-divider is Charco Land Sales, LLC., who is the owner, or the authorized agent of the owner, of a tract of land in Webb County, Texas, that has been proposed to be divided into a subdivision (the Subdivision) known as The Coves at Winfield Phase 7B.

**TERMS:** This Agreement is entered into in partial satisfaction of requirements under the Texas Water Development Board's Economically Distressed Areas Program Model Subdivision Rules. The Sub-divider has prepared a plat of the Subdivision for submission to the City of Laredo for its approval. The Sub-divider plans to relocate an existing sanitary service. The Utility has reviewed the plans for the subdivision. Such wastewater will consist of domestic sewage, i.e., waterborne human waste and waste from domestic activities such as bathing, washing and food preparation. Existing wastewater collection system has been installed as part of a plat called The Coves at Winfield Phase 1 in the Victory Dr. Right-of-Way. The built-out conditions (the anticipated wastewater flow) to be approximately 2,220 gallons per day.

The Utility covenants that it has or will have the ability to treat the projected wastewater flow and will treat that wastewater for at least thirty years, after the plat of the subdivision has been recorded.

The Sub-divider was not provided wastewater annexation fees by the Utility.

The above provisions notwithstanding, this Agreement shall no longer be in effect if the plat of the Subdivision is not approved by the City of Laredo or by municipality whose approval is required.

By affixing his or her signature to this Agreement, the person signing for the Utility warrants that he or she is authorized to sign this Agreement of behalf of the Utility. By affixing his or her signature to this Agreement, the person signing for



the Sub-divider warrants that he or she is authorized to sign this Agreement, on behalf of the Sub-divider.

This Agreement is effective 10-24-, 2023

The Utility:

City of Laredo, Texas, a Texas Municipal Corporation

By: Arturo Garcia, Jr.

Printed Name: Arturo Garcia, Jr., PE

Office or Position: Director of Utilities Department

Date: 10/24/2023

The Sub-divider:

Charco Land Sales, LLC., a Texas Limited Company

By: Killam Management, LC

Its: Sole Voting Member

By: Radcliffe Killam II

Printed Name: Radcliffe Killam II

Office Position: President and CEO

Date: 8/8/23