PLANNING AND ZONING COMMISSION NOTICE OF PUBLIC MEETING

City of Laredo City Hall
City Council Chambers
1110 Houston Street
Laredo, Texas
March 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:

RECD CITY SEC OFF FEB 24 '28 PH4:30

Special Meeting of February 15, 2023

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. CONSIDERATION OF THE FOLLOWING PRELIMINARY PLATS AND PRELIMINARY REPLATS:
 - A. Preliminary consideration of the replat of all of Lot 5, Block 2, Pinto Valle Subdivision, Phase 1 and a tract of land conveyed by deed to PG Alpha, LLC, and PG Omega, LLC, PG Indigo, and 501 Imperial Partners, LP. into Lot 5A, Block 2 Pinto Valle Subdivision, Phase 1. The intent is commercial.

PL-100-2023

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

B. Preliminary consideration of the plat of 101 U.S. Highway 83 Subdivision, and the granting of a variance to the front setback from 25ft to 20ft, a side setback from 10ft to 5ft (east side), and reduce the minium width of the primary access easement and paving section, from 50 ft wide to 20 feet wide for both, The intent is commercial.

PL-101-2023

District II - Cm. Daisy Campos Rodriguez

C. Preliminary consideration of the plat of Las Vistas de Laredo. The intent is commercial.

PL-102-2023

District III - Cm Melissa R. Cigarroa

D. Preliminary consideration of the Lasco Plat at Cielito Lindo Subdivision. The intent is commercial.

PL-083-2023

District I - Cm. Gilbert Gonzalez

- 7. RECONSIDERATION OF THE FOLLOWING PRELIMINARY PLATS AND PRELIMINARY REPLATS:
 - A. Preliminary reconsideration of the plat of Harmony Hills Subdivision, Phase 2 at Rodriguez Ranch. The intent is residential. The purpose of this reconsideration is to reduce the number of lots.

PL-084-2023

District VI - Cm. Dr. David Tyler King

- 8. CONSIDERATION OF THE FOLLOWING FINAL PLATS AND FINAL REPLATS:
 - A. Final consideration of the plat of North Webb Industrial Park, Phase III Part A. The intent is industrial.

PL-103-2023

District VII - Cm. Vanessa Perez

B. Final consideration of the plat of North Webb Industrial Park, Phase III - Part B. The intent is industrial.

PL-104-2023

District VII - Cm. Vanessa Perez

C. Final consideration of the plat of Cuatro Vientos East, Wright Ranch Subdivision, Phase VIII. The intent is residential.

PL-105-2023

District I - Cm. Gilbert Gonzalez and District III - Cm. Melissa R. Cigarroa

D. Final consideration of the plat of San Rafael Subdivision, Phase 2. The intent is governmental - Webb County Health Center.

PL-106-2023

District II Cm. Daisy Campos Rodriguez

9. 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, FEBRUARY 24, 2023 BY 6:00 P.M.

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, apruneda1@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. 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 FEBRUARY 15, 2023

The City of Laredo Planning and Zoning Commission convened in special session open to the public at 6:00 p.m. on Thursday, February 15, 2023, in the Multi-Purpose Room at Joe A. Guerra Public Library, 1120 E. Calton Road, considered the following:

Present: Johnny Narvaez

Rolando "Roli" Casarez

Manuel A. Rangel Hector "Tito" Garcia

Regina Portillo (Arrived 6:44 p.m.)

Daniella Sada Paz

Absent: Mike Barron (Excused)

Yu-Hsien Huang (Excused) Ana G. Villarreal (Excused)

Staff: Orlando Navarro

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

Robert Peña

Others: Hector Gomez

Vince Martinez Sergio Narvaez Dana Vital

Rodolfo Morales

Johnathan Vazquez Garcia Rodolfo Santillan, Jr.

1. CALL TO ORDER

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

2. ROLL CALL

Dir. Orlando Navarro, Planning Department, called roll and confirmed a quorum has been met.

Chm. Narvaez requested a motion to excuse the Commissioners that are not present.

Cm. Rangel made a motion to **excuse** the Commissioners that are not present.

Second: Cm. Garcia

In Favor: 5
Opposed: 0
Abstained: 0

Motion Carried Unanimously

3. PLEDGE OF ALLEGIANCE

4. CONSIDER APPROVAL OF MINUTES OF:

- A. Regular Meeting of January 19, 2023. (Amended)
- B. Regular Meeting of February 2, 2023.

Cm. Garcia made a motion to **approve** the minutes of January 19, 2023 and February 2, 2023.

Second: Cm. Sada Paz

In Favor: 5 Opposed: 0 Abstained: 0

Motion Carried Unanimously

5. CITIZEN COMMENTS

None

6. 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 an Amusement Services (Outdoors – Event Center/ Venue) on Lots 9 and 10, Block 143, Western Division, located at 1519 Matamoros Street.

ZC-003-2022

District VIII

Dir. Orlando Navarro informed the Commission that the applicant requested the item be tabled.

Cm. Garcia made a motion to table the item.

Second: Cm. Sada Paz

In Favor: 5 Opposed: 0 Abstained: 0

Motion Carried Unanimously

B. Amending the Zoning Ordinance (Map) of the City of Laredo by rezoning Lot 1, Block 569, Western Division, located at 2619 Salinas Avenue from R-3 (Mixed Residential District) to B-1 (Limited Business District).

ZC-030-2023

District VIII

Staff <u>does not support</u> the proposed zone change. However, Staff will <u>support</u> a Conditional Use Permit (CUP).

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

Hector Gomez, Applicant, explained to the Commission of his request for a zone change. He provided background of the property and current state of the business.

Cm. Portillo arrived at 6: 44 p.m.

Dir. Navarro, Planning Department, provided a brief explanation of Staff's position in not supporting a zone change, while supporting a Conditional use Permit (CUP) in order for the applicant to meet zoning requirements.

The Commission recommended Mr. Gomez to apply for a Conditional Use Permit (CUP).

Cm. Rangel made a motion to **deny** the zone change.

Second: Cm. Garcia

In Favor: 6 Opposed: 0 Abstained: 0

Motion Carried Unanimously

7. REVIEW AND CONSIDERATION OF THE FOLLOWING MASTER PLAN.

A. Review and consideration of The Coves at Winfield Master Plan. The intent is residential, commercial, and institutional.

PL-094-2023

District VI - Cm. Dr. Tyler King and a portion is with the Extra-Territorial Jurisdiction (ETJ).

Amanda Pruneda, Planning Staff, provided a brief overview on the item.

Vince Martinez, Charco Land Sales, LLC, informed the Commission that they would like to table the item to address comments.

Cm. Garcia made a motion to **table** the item.

Second: Cm. Sada Paz

In Favor: 6 Opposed: 0 Abstained: 0

Motion Carried Unanimously

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

A. Preliminary consideration of the plat of The Coves at Winfield, Phase 4B. The intent is residential.

PL-095-2023

District VI - Cm. Dr. David Tyler King

Luis Vazquez, Planning Staff, provided a brief overview on the item.

Vince Martinez, Charco Land Sales, LLC, informed the Commission that he concurs with Staff comments. However, since they received Fire Department's comments two-three hours prior to the Planning & Zoning Commission meeting, they would like to request the item be approved, and they will address said comments with the Fire Department.

Cm. Sada Paz made a motion to <u>approve</u> the item subject to the following comments and approval by the Fire Department.

APPROVE SUBJECT TO THE FOLLOWING COMMENTS:

Planning:

- 1. Provide a legible vicinity map.
- 2. Victory Drive is incorrectly identified as 60 feet in width. As per plat of the Coves Phase, 1, the width is 80 feet.
- 3. Identify all easements.
- 4. All improvements as per Subdivision Ordinance.

Engineering: No comments submitted.

Fire: No comments submitted.

<u>1.</u> Phase 4B needs to follow IFC 2012 Section D104.3 Remoteness. When two access roads are required They shall be placed a distance apart equal to not less than one-half the length of

- the overall diagonal dimension of the property of area to be served, measured in a straight line between accesses.
- 2. Fire Hydrants are required every 300ft for commercial development & 500ft for residential development. (Ordinance 2012-O-183, IFC 2018 Section 507.5, Where required. Fire Hydrants shall be required along public and private streets at every 300 feet for commercial development & 500ft for residential development).

Environmental: No comments submitted.

Water & Utilities: No comments submitted.

Traffic Safety:

- 1. Check sight distance on proposed driveways move set back to clear sight distance (as per Subdivision Ordinance Handbook Section 3-2).
- 2. Ensure that proposed curves can handle a speed of 30 mph (as per Subdivision Ordinance Handbook, Section 3-2).
- 3. On the Master Plan you are showing the street Victory with 80' ROW and on this phase, you are showing ROW of 60.' Please correct.
- 4. Show the existing Islands on Victory to determine if the proposed location of True Patriot Drive will work.

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.

Second: Cm. Portillo

In Favor: 6
Opposed: 0
Abstained: 0

Motion Carried Unanimously

B. Preliminary consideration of the plat of The Coves at Winfield, Phase 7C. The intent is residential.

PL-093-2023

District VI - Cm. Dr. David Tyler King

Luis Vazquez, Planning Staff, provided a brief overview on the item.

Vince Martinez, Charco Land Sales, LLC, informed the Commission that they would like to table the item.

Cm. Portillo made a motion to **table** the item.

Second: Cm. Sada Paz

In Favor: 6
Opposed: 0
Abstained: 0

Motion Carried Unanimously

C. Preliminary consideration of the plat of Lot 6A, Block 1418, Eastern Division. The intent is residential.

PL-089-2023

District II - Cm. Daisy Campos Rodriguez

Luis Vazquez, Planning Staff, provided a brief overview on the item.

Sergio Narvaez, Premier Engineering, informed the Commission that he concurrs with Staff comments.

Cm. Sada Paz made a motion to **approve** the item subject to the following comments.

Planning:

- 1. Provide correct plat name on the Planning Commission Approval Certificate to reflect Juan M. Narvaez, Jr. as Chairman.
- 2. Modify Attestment of Planning Commission Approval Certificate to reflect Orlando D. Navarro as Planning Director
- 3. A variance was granted by the City of Laredo Board of Adjustment on 1-11-2023 to allow for a reduction in lot depth from 120 feet to 92.50 and reduction in minimum square footage from 5,520 square feet to 4,278.13 square feet. Provide a plat note stating the reduced dimensions granted by the variance and the date that the variance was issued by the BOA.
- 4. Provide plat note that restricts the lot to one single family residential dwelling.
- 5. Change title block to the North 2/3 of Lot 6, Block 1418, Eastern Division into Lot

6A, Block 1418 Eastern Division.

- 6. Identify the existing Divisions of Lots 4, 5, and 6. (Ex: South 1/3 of Lots 4, 5, and 6, North 2/3 of Lot 4, & North 2/3 of Lot 5).
- 7. Provide corner clip.
- 8. Identify all easements.

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 contact the Parks Department to pay required parkland fee.

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.

Second: Cm. Rangel

In Favor: 6
Opposed: 0
Abstained: 0

Motion Carried Unanimously

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

Chm. Narvaez requested motion to hear items 9A thru 9D altogether.

Cm. Rangel made a motion to **hear** items 9A thru 9D altogether.

Second: Cm. Sada Paz

In Favor: 6 Opposed: 0 Abstained: 0

Motion Carried Unanimously

Amanda Pruneda, Planning Staff, read items 9A thru 9D for the record.

A Final consideration of the Pinnacle FM-1472 Billboard #4 Plat. The intent is commercial (Billboard).

PL-091-2023

District VII - Cm. Vanessa Perez

B. Final consideration of the Pinnacle FM-1472 Billboard #6 Plat. The intent is commercial (Billboard).

PL-092-2023

District VII - Cm. Vanessa Perez

C. Final consideration of the plat of J&H Commercial Park Subdivision, Phase 1. The intent is commercial.

PL-096-2023

District II - Cm. Daisy Campos Rodriguez

D. Final consideration of the replat of Lot 1, Lot 2, and Lot 3, Block 1, Escondido Subdivision, Unit 3 Plat into Altavista Subdivision. The intent is commercial.

PL-097-2023

District V - Cm. Ruben Gutierrez, Jr.

Chm. Narvaez requested motion to approve items 9A thru 9D.

Cm. Sada Paz made a motion to **approve** items 9A thru 9D.

Second: Cm. Portillo

In Favor: 6
Opposed: 0
Abstained: 0

10. CONSIDERATION OF AN EXTENSION TO THE FOLLOWING FINAL PLAT AND FINAL REPLATS:

Chm. Narvaez requested motion to hear items 10A and 10B altogether.

Cm. Portillo made a motion to **hear** items 10A and 10B altogether.

Second: Cm. Garcia

In Favor: 6
Opposed: 0
Abstained: 0

Motion Carried Unanimously

A. Consideration of an extension to the final plat approval of the plat of Cielito Lindo/Carm Phase XIV. The intent is commercial.

PL-098-2023

District I - Cm. Gilbert Gonzalez

Cm. Sada Paz made a motion to approve the item.

Second: Cm. Barron

In Favor: 5 Opposed: 0 Abstained: 0

Motion Carried Unanimously

B. Consideration of an extension to the final approval of the plat of Cielito Lindo /Carm Subdivision, Phase X-A. The intent is commercial.

PL-099-2023

District I - Cm. Gilbert Gonzalez

Second: Cm. Casarez

In Favor: 5 Opposed: 0 Abstained: 0

Motion Carried Unanimously

Chm. Narvaez requested motion to approve items 10A and 10B.

Cm. Sada Paz made a motion to **approve** items 10A and 10B.

Second: Cm. Rangel

In Favor: 6 Opposed: 0 Abstained: 0

Motion Carried Unanimously

11. ADJOURNMENT

Chm. Narvaez requested a motion to adjourned the meeting at 7:13 p.m.

Cm. Portillo made a motion to adjourn.

Second: Cm. Sada Paz

In Favor: 6
Opposed: 0
Abstained: 0

Motion Carried Unanimously

Orlando D. Navarro
Planning Director
Johnny Narvaez, Chairman
Planning & Zoning Commission

Planning and Zoning Commission-Regular

Meeting Date: 03/02/2023

Staff Source: Orlando Navarro, Planning Director

Staff Source: Amanda Pruneda, Planner II

APPLICANT: PG Alpha, LLC, PG Omega, LLC,

PG Indigo, LLC, and 501 Imperial

Partners, LP. ENGINEER: Howland Engineering and

Surveying Co.

REQUEST:

Preliminary consideration of the replat of all of Lot 5, Block 2, Pinto Valle Subdivision, Phase 1 and a tract of land conveyed by deed to PG Alpha, LLC, and PG Omega, LLC, PG Indigo, and 501 Imperial Partners, LP. into Lot 5A, Block 2 Pinto Valle Subdivision, Phase 1. The intent is commercial.

PL-100-2023

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

SITE:

This 60.11-acre tract is located east adjacent to FM-1472 (Mines Road), south of Pinto Valle and Lampazos Loop. The zoning for this 1-lot development is AG (Agricultural District), M-1 (Light Manufacturing District), and a portion is within the Extra-Territorial Jurisdiction (ETJ). This tract is located in District VII - Cm. Vanessa Perez.

PROPOSED ACTION:

APPROVE SUBJECT TO THE FOLLOWING COMMENTS:

Planning:

- 1. The proposed plat eliminates a 90' and 100' ingress and egress easement that traverses the proposed Lot 5A, Block 2. Said easement is identified as Tracts 1 and 2, on Page 1 of the plat (recorded in Vol 45, Page 306, DRWCT). Provide evidence that the easement has been released/abandoned otherwise, the easement shall remain.
- 2. Access to FM 1472 subject to review and approval by TX-DOT.
- 3. Correct the Planning and Zoning Commission Certificate to reflect Juan M. Narvaez, Jr. as Chairman.
- 4. A zone change will be required for the intended use.
- 5. A portion of the tract is located outside the corporate limits of the City of Laredo. Plat approval by the Webb County Commissioners Court is required.
- 6. A request for annexation will be required pursuant to Section 31-3 (b)(6) of the Laredo Code of Ordinances.
- 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: 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:

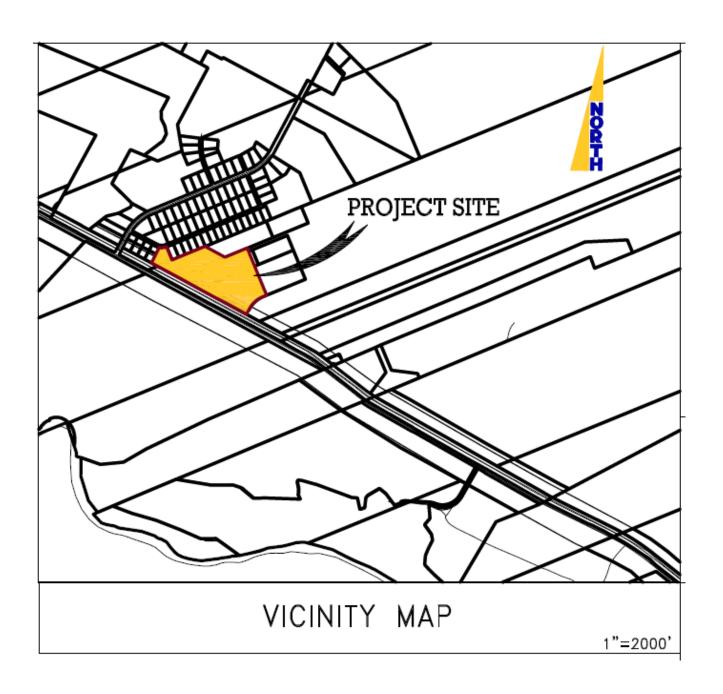
Planning:

- 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.

Attachments

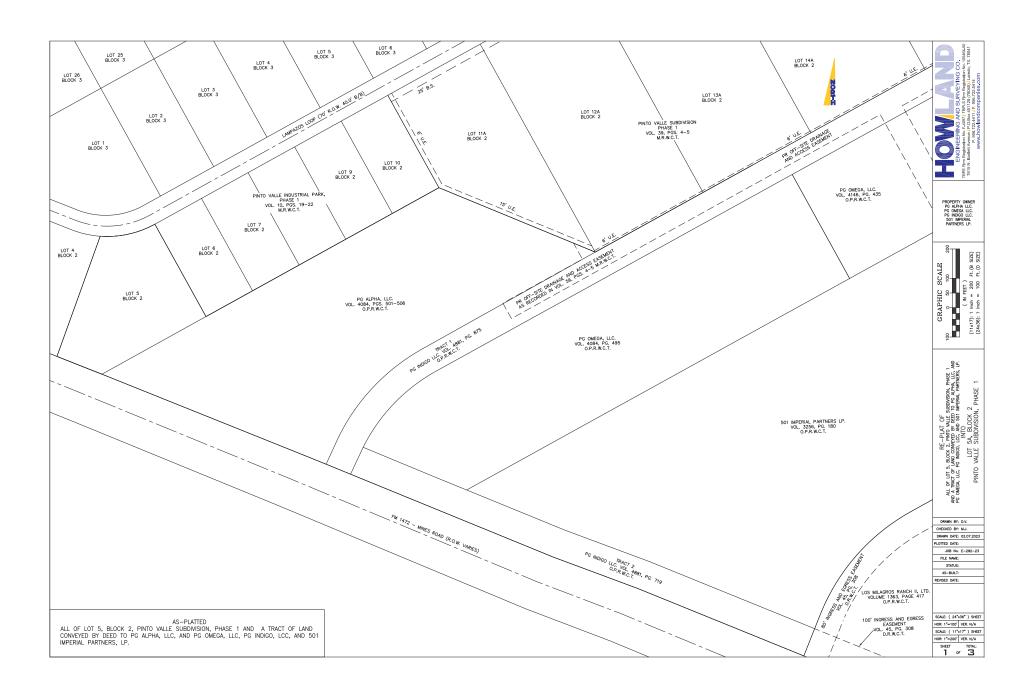
Vicinity Map Plat Notes

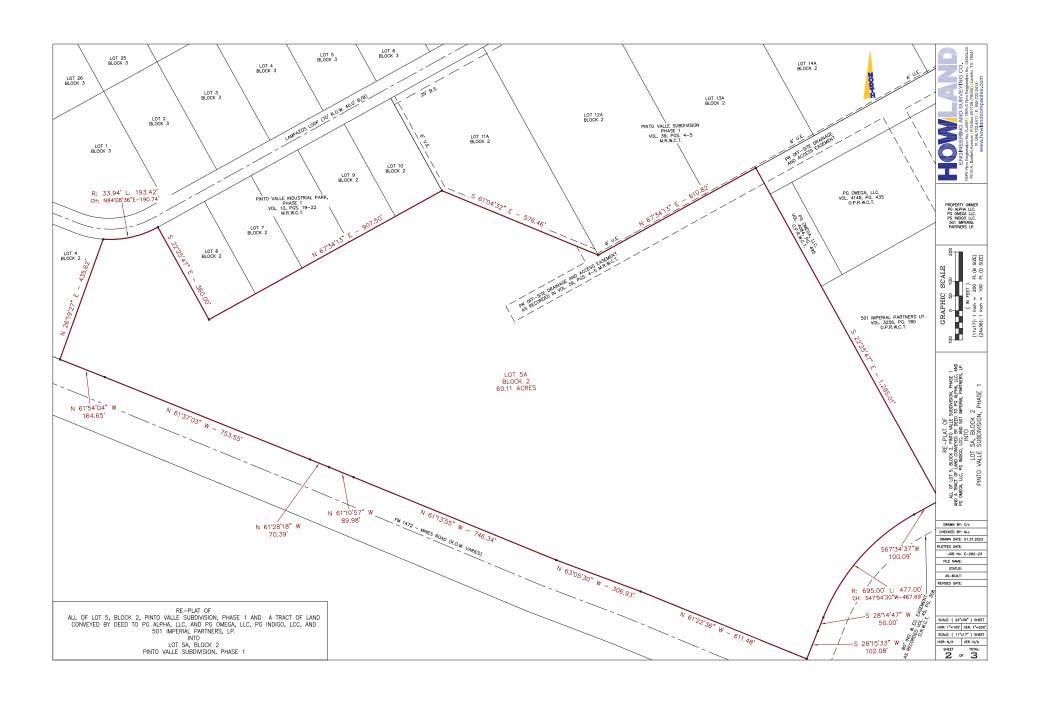
Plat Exhibit



NOTES:

- 1. THE PURPOSE OF THIS RE-PLAT IS TO RECONFIGURE LOT 5, BLOCK 2 INTO LOT 5A, BLOCK 2, PINTO VALLE SUBDIVISION, PHASE 1.
- 2. THIS RE-PLAT DOES NOT ATTEMPT TO ALTER AMEND OR REMOVE ANY COVENANTS OR RESTRICTIONS.
- 3. SIDE WALKS, DRIVEWAYS, AND TREES WILL BE INSTALLED AT THE ISSUANCE OF THE BUILDING PERMIT IN ACCORDANCE WITH THE LAREDO LAND DEVELOPMENT CODE.
- 4. STATE PLANE COORDINATE SYSTEM, TEXAS SOUTH ZONE NAD83





NOTARY PUBLIC IN AND FOR THE WEBB COUNTY, TEXAS MY COMMISSION EXPIRES: CERTIFICATE OF OWNER STATE OF TEXAS: COUNT OF WEBB: INTERPLAT, AND DESIGNATED HEREN AS LOT SA, BLOCK 2, PINTO VALLE SUBDIVISION, PM. IN THE CITY OF LAREDO, COUNTY OF MEBB, TEXAS, AND WHOSE NAME IS SUBSCRIBED HERETO PLACES THEREON SHOWN FOR THE PURPOSE AND CONSIDERATION THEREIN DIPRESSED. AND PR PLACES THEREON SHOWN FOR THE PURPOSE AND CONSIDERATION THEREIN DIPRESSED. STATE OF TEXAS: COUNTY OF WEBB: BEFORE ME, THE UNDERFIGHED AUTHORITY, ON THIS DAY PERSONALLY APPEARED BEFORE ME, THE UNDERFIGHED AUTHORITY, ON THIS DAY PERSONALLY APPEARED BEFORE ME, THE UNDERFIGHED THE PURPOSE AND CONSIDERATION THEREIN DIPRESSED. NOTARY PUBLIC IN AND FOR THE WEBB COUNTY, TEXAS MY COMMISSION EXPIRES: CERTIFICATE OF OWNER STATE OF TEXAS: COUNTY OF WEBB: THE REPLAT, AND DESIGNATED HEREIN AS LOT SA, BLOCK 2, OWNER OF THE LAND SHOWN IN THE REPLAT, AND DESIGNATED HEREIN AS LOT SA, BLOCK 2, OWNER OF THE LAND SHOWN IN THE REPLAT, AND DESIGNATED HEREIN AS LOT SA, BLOCK 2, OWNER OF THE LAND SHOWN IN THE REPLAT, AND DESIGNATED HEREIN AS LOT SA, BLOCK 2, OWNER OF THE LAND SHOWN IN THE REPLAT, AND DESIGNATED HEREIN AS LOT SA, BLOCK 2, OWNER OF THE LAND SHOWN IN THE REPLAT, AND DESIGNATED HEREIN AS LOT SA, BLOCK 2, OWNER OF THE LAND SHOWN IN THE REPLAT, AND DESIGNATED HEREIN AS LOT SA, BLOCK 2, OWNER OF THE LAND SHOWN IN THE REPLAT, AND DESIGNATED HEREIN AS LOT SA, BLOCK 2, OWNER OF THE LAND SHOWN IN THE REPLAT, AND DESIGNATED HEREIN AS LOT SA, BLOCK 2, OWNER OF THE LAND SHOWN IN THE REPLAT, AND DESIGNATED HEREIN AS LOT SA, BLOCK 2, OWNER OF THE LAND SHOWN IN THE REPLAT, AND DESIGNATED HEREIN AS LOT SA, BLOCK 2, OWNER OF THE LAND SHOWN IN THE REPLAT AND DESIGNATED HEREIN AS LOT SA, BLOCK 2, OWNER OF THE LAND SHOWN IN THE REPLAT AND DESIGNATED HEREIN AS LOT SA, BLOCK 2, OWNER OF THE LAND SHOWN IN THE REPLAT AND DESIGNATED HEREIN AS LOT SA, BLOCK 2, OWNER OF THE LAND SHOWN IN THE REPLAT AND DESIGNATED HEREIN AS LOT SA, BLOCK 2, OWNER OF THE LAND SHOWN IN THE REPLACE	STATE OF IFXAS
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	MY COMMISSION EXPIRES:

CERTIFICATE OF OWNER

STATE OF TEXAS: COUNT OF WEBB:

I, ——OWNER OF THE LAND SHOWN ON THIS RE-PLAT, AND DESIGNATED HEREIN AS LOT 5A, BLOCK 2, PINTO YALE SUBDIVISION, PHASE 1 IN THE CITY OF LAREDO, COUNTY OF MEBB, TEXAS, AND WHOSE NAME IS SUBSCRIBED HARE 1 HEREEY DEDICATE TO USE OF THE PUBLIC PROPER ALL STREETS, DRAWNS, EASSENTS AND PUBLIC PLACES THEREON SHOWN FOR THE PURPOSE AND CONSIDERATION THEREON EMPRESSED.

STATE OF TEXAS: COUNTY OF WEBB:

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

CERTIFICATE OF OWNER

CERTIFICATE OF ENGINEER

STATE OF TEXAS: COUNTY OF WEBB:

I, HEREBY CERTIFY THAT PROPER ENGINEERING CONSIDERATION HAS BEEN GIVEN THIS PLAT TO THE MATTERS OF STREETS, LOTS, WATER, SEWER AND APPURIENANCES AND DRAINAGE LAYOUT, AND TO THE BEST OF MY KNOWLODE THIS RE-PLAT CONFORMS TO ALL THE REQUIREMENTS OF THE SUBDIVISION OFDINANCE, EXCEPT FOR THOSE VARIANCES THAT MAY HAVE BEEN GRANTED BY THE PLANNING COMMISSION OF THE GIT?

____/___ BERNAL F. SLIGHT No. 77981

CERTIFICATE OF SURVEYOR

I, THE UNDERSIGNED, A REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF TEXAS, HEREBY CERTIFY THAT THIS RE-PLAT IS TRUE AND WAS PREPARED FROM AN ACTUAL SURVEY OF THE PROPERTY MADE UNDER WY SUPERVISION, ON THE GROUND, THAT THE CORNER MONUMENTS SHOWN THEREON WHERE FOUND OR WILL BE PROPERLY PLACED UNDER MY SUPERVISION.

----/_{DATE}/----BERNAL F. SLIGHT, R.P.L.S. No. 5328



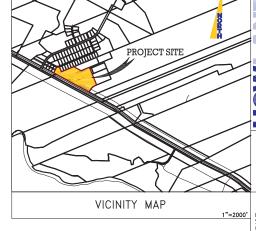
FLAT-APPROVAL CITY ENGINEER
FLAT REVIEWED HIS PLAT AND ACCOMPANING CONSTRUCTION DRAWNGS IDENTIFIED AS
LOT 34, BLOOK 2, PINTO VALLES BURNSON, PHASE 1 CITY OF LAMEDO, TEMAS, PREPARED BY
BEPMAR 7, SUBJET, REGOVED, AND INANCESCOULD BURNEER, NO. PROBLEM DE DATE TO
BE STATE OF THE CITY OF LAMEDO, TEMAS.

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

PLANNING COMMISSION APPROVAL

THIS RE-PLAT OF LOT 5A, BLOCK 2, PINTO VALLE SUBDIVISION, 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.

JOHNNY NARVAEZ, CHAIRMAN DATE



ATTESTMENT OF PLANNING COMMISSION APPROVAL

ORLANDO D. NAVARRO DIRECTOR OF PLANNING

CERTIFICATION OF COUNTY CLERK

FILED OF RECORD AT ___O'CLOCK__M. ON THE__DAY OF_____, 2023

I, MARGIE R. IBARRA, CLERK OF THE COUNTY COURT IN AND FOR THE WEBB COUNTY, DO HEREBY CERTIFY THAT THE FORGONG INSTRUMENT DATED THE _____ DAY OF _____ 2023, WITH TIS CERTIFICATE OF AUTHENTICATION WAS FIELD FOR RECORD IN MY OFFICE ON THE _____ DAY OF ______ 2023,

AT___O'CLOCK _.M. IN VOLUME ____, PAGE(S)_____ OF THE MAP RECORDS OF SAID

DEPUTY COUNTY CLERK DATE WEBB COUNTY, TEXAS

NOTES:

- 1. THE PURPOSE OF THIS RE-PLAT IS TO RECONFIGURE LOT 5, BLOCK 2 INTO LOT 5A, BLOCK 2, PINTO VALLE SUBDIVISION, PHASE 1.
- 2. THIS RE-PLAT DOES NOT ATTEMPT TO ALTER AMEND OR REMOVE ANY COVENANTS OR RESTRICTIONS.
- SIDE WALKS, DRIVEWAYS, AND TREES WILL BE INSTALLED AT THE ISSUANCE OF THE BUILDING PERMIT IN ACCORDANCE WITH THE LAREDO LAND DEVELOPMENT CODE.
- 4. STATE PLANE COORDINATE SYSTEM, TEXAS SOUTH ZONE NAD83

Size) 3CALE F. F. FEET) GRAPHIC 9 50 _ § ∂.

DRAWN BY: D.V. CHECKED BY: M.J. DRAWN DATE: 02.07.2023 PLOTTED DATE: JOB No. E-292-23 STATUS: AS-BUILT: REVISED DATE:

SCALE: (24"x36") SHEET HOR: N/A VER. N/A SCALE: (11"x17") SHEET HOR: N/A VER. N/A SHEET TOTAL:

Planning and Zoning Commission-Regular

Meeting Date: 03/02/2023

Staff Source: Orlando Navarro, Planning Director

Staff Source: Amanda Pruneda, Planner II APPLICANT: Rogelio C. Bautista ENGINEER:

Victor J. Linares, P.E. - Sabio Engineering & Associates, PLLC

REQUEST:

Preliminary consideration of the plat of 101 U.S. Highway 83 Subdivision, and the granting of a variance to the front setback from 25ft to 20ft, a side setback from 10ft to 5ft (east side), and reduce the minium width of the primary access easement and paving section, from 50 ft wide to 20 feet wide for both, The intent is commercial.

PL-101-2023

District II - Cm. Daisy Campos Rodriguez

SITE:

This 0.12-acre tract is located east adjacent to U.S. Highway 83 and south of Mercer Street. The zoning for this 1-lot development is B-3 (Community Business District). This tract is located in District II - Cm. Daisy Campos Rodriguez.

PROPOSED ACTION:

APPROVE SUBJECT TO THE FOLLOWING COMMENTS:

Planning:

- 1. Grant a variance to the width of the primary access easement and paving section, from 50 ft wide to 20 feet wide for both. (§ 3-2. A. Subdivision Ordinance).
- 2. The applicant has requested that the north side of the tract be considered the front of the lot. However, since the lot fronts US Highway 83:
 - 1. Grant a variance to the front lot setback (west side of the tract which faces US Highway 83) from 25' to 10'. (§ 24.77.2 (6), Laredo Land Development Code).
 - 2. Grant a variance for the rear lot setback (east side of the tract) from 10' to 5'. (§ 24.77.2 (6), Laredo Land Development Code).
 - 3. No variances to be granted to the side setbacks (north and south sides of the tract) so that the side setbacks remain at 10'.
- 3. Should variances be granted, modify "SET BACK REQUIREMENTS" table on the face of the plat.
- 4. Change subdivision name to avoid confusion during the assignment of a physical address(es). Subdivision name should reflect that it is a replat of part of Lots 2 & 3, Block 163A into Lot... Block... Eastern Division.
- 5. Correct legal descriptions on sketches to reflect that this plat is within Block 1631A and being parts of Lots 2 & 3.
- 6. Remove comment #8 as it is duplicated.
- 7. Provide plat note so that there is no direct access to US Highway 83.
- 8. Identify all easements (§ 2-3.2 (b)(1)(iii)e Subdivision Ordinance).

9. 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: 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.

Attachments

Variance Request Vicinity Map Plat Notes Plat Exhibit

SABIO ENGINEERING & ASSOCIATES, PLLC



RE: 101 U.S. HIGHWAY 83 REPLAT - REQUEST FOR VARIANCE LETTER

February 15, 2023

TO: Orlando D. Navarro

City of Laredo Planning Department – Planning Director

1413 Houston St., Laredo, TX 78040

(956) 794-1613

FROM: Victor J. Linares, P.E.

Sabio Engineering & Associates, PLLC

Eng. Reg# F-23802

6999 McPherson Rd, Ste. 104-105, Office #15, Laredo, TX 78041

Phone: (956) 251-2808

e-mail: vlinares@sabioeng.com

Dear Mr. Navarro,

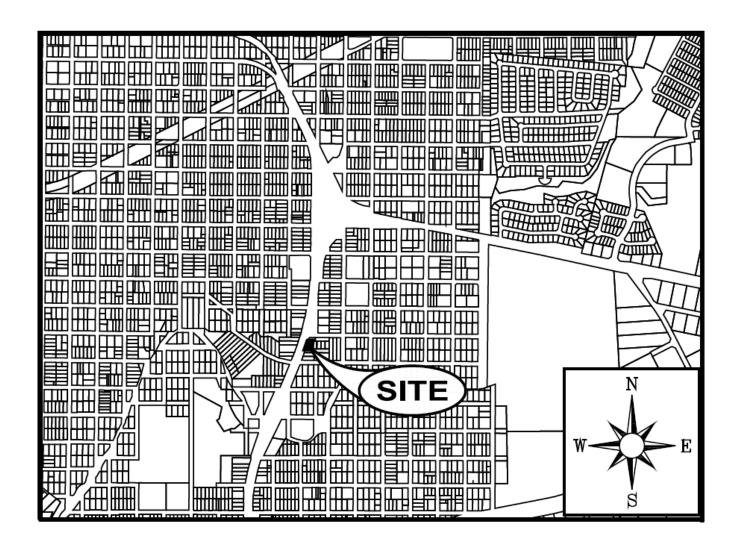
This tract has existing conditions that limit accessibility and setback configuration. We wanted to request variance on two items:

- 1. Request Variance on B3 Front Setback from 25 ft to 20 ft and have the front building setback be considered on the north boundary along the proposed access easement. A 10 ft building setback along U.S. 83, and a 5 ft building setback on the east and south boundary.
- 2. This existing lot has an alley along the north boundary that continues across as a 20-foot access to serve all five lots. For the formality of this plat, we wanted to produce an access easement and request variance for a 20 ft width and pavement section of 20 ft.

Thank you, Victor J. Linares, P.E.



02-15-2023

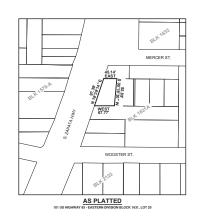


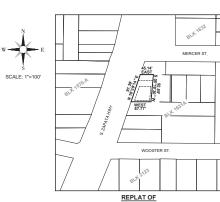
VICINITY MAP

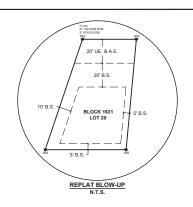
SCALE: 1" = 2,000'

PLAT NOTES

- 1. THIS PLAT DOES NOT ATTEMPT TO ALTER AMEND OR REMOVE ANY COVENANT OR RESTRICTIONS.
- 2. LOT IS ZONED AS B-3, COMMUNITY BUSINESS DISTRICT.
- 3. SIDEWALKS, DRIVEWAYS, 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 BUILDING SETBACKS SHALL BE DETERMINED BASED ON THE ZONING IN ACCORDANCE TO SECTION 24.77.1 OF THE LAREDO LAND DEVELOPMENT CODE.
- 6. ALL IMPROVEMENTS AS PER SUBDIVISION ORDINANCE (§ 3-1B - SUBDIVISION ORDINANCE).
- 7. IF ANY MULTI-FAMILY UNITS ARE PLANNED A PARKLAND DEDICATION FEE IN LIEU IS REQUIRED AND A PARK IMPROVEMENT FEE MUST BE ACCESSED PER UNIT BEFORE ANY BUILDING PERMITS ARE ISSUED.
- 8. SIDEWALKS, DRIVEWAYS, AND TREES WILL BE INSTALLED AT THE TIME OF ISSUANCE OF BUILDING PERMITS IN ACCORDANCE WITH THE LAREDO LAND DEVELOPMENT CODE.









VICINITY MAP

LEGAL DESCRIPTION

COMMENCING AT THE NORTHWEST CORNER OF LOT NO. TWO (2) AND BEING THE NORTH EAST CORNER OF THIS TRACT;

THENCE 45.14 FEET ALONG THE NORTH PROPERTY LINE OF LOT NO. TWO (2) TO A POINT IN SAID PROPERTY LINE FOR THE NORTHEAST CORNER OF THIS TRACT;

THENCE S 05 DEG. 18 MIN. 30 SEC. W 92.89 FEET TO A POINT ON THE SOUTH PROPERTY LINE OF LOT NO. THREE (3) FOR THE SOUTHEAST CORNER OF THIS TRACT;

THENCE 97.39 FEET ALONG THE EAST RIGHT-OF-WAY LINE OF U.S. HIGHWAY 83 AND THE EAST PROPERTY LINE OF LOTS NO. TWO (2) AND THREE (3) TO THE PLACE OF BEGINNING, WARRANTY

CERTIFICATE OF OWNER

I. THE UNDERSIGNED OWNER OF THE LAND SHOWN ON THIS PLAT, AND TO SEGMANTED ERRINAS. 101 U.S. HIGHWAY U.S. REPLAT, IN THE CITY OF LAREDO, COUNTY OF WEBS, TEXAS, AND WHOSE NAME IS SUSSERIBLE HEREIN, DESERVED HEREIN CHARGE OF SHOWN THE TO THE VISIG OF THE PUBLIC FOREINT ALL STREETS, DRAWS, EAGEBANTS, AND PAUL OF JACES SHOWN OF THE PURPOSE OFFICE OF THE PURPOSE OFFICE OFFICE

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

APPEARED.

ANOTHE TO ME THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FORECOME OF THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FORECOME OF THE PURPOSE AND COMMUNICATION THE FIRST STATED. GIVEN MY HAND AND SEAL OF OFFICE THE DAY OF THE PURPOSE AND COMMUNICATION THERE IS STATED. GIVEN MY HAND AND SEAL OF OFFICE THE DAY OF THE TOTAL TO THE PERSON THE PURPOSE AND T

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

LIEN HOLDER CERTIFICATE

THIS COMMERCIAL MAP IS HEREBY APPROVED AND ACCEPTED BY THE UNDERSIGNED LIEN HOLDER. THIS ____ DAY OF _______2023.

TITLE:____ AS AN ACT AND DEED OF ___

FINANCIAL INSTITUTION

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

AND THE FOREOMEN STRUMENT AND ACKNOWLEDGE TO WE THE FERSON WHOSE NAME IS SUBSCRIBED TO THE FOREOMEN STRUMENT AND ACKNOWLEDGE TO WE THAT HE EXECUTED THE SMARF FOR THE PURPOSE AND CONSIDERATION THERE STATED. GIVEN MY HAND AND SEAL OF OFFICE THE DAY OF THE PURPOSE AND CONSIDERATION THERE STATED. GIVEN MY HAND AND SEAL OF OFFICE THE DAY OF THE THE STATED.

NOTARY PUBLIC IN AND FOR THE WEBB COUNTY, TEXAS

CERTIFICATE OF ENGINEER

VICTOR LINARES, P.E. LICENSED PROFESSIONAL ENGINEER TEXAS NO. 107499

CERTIFICATE OF SURVEYOR STATE OF TEXAS

COUNTY OF WEBB

I HEREBY CERTIFY THAT THIS PLAT IS TRUE AND WAS PREPARED FROM AN ACTUAL SURVEY OF THE PROPERTY MADE UNDER MY SUPERVISION, ON THE GROUND, THAT THE CORNER MONUMENTS SHOWN THEREON WHERE FOUND OR WILL BE PROPERLY PLACED UNDER MY

PLAT APPROVAL - CITY ENGINEER

EASTERN DIVISION BLOCK 1631, LOT 20

I HAVE REVIEWED THIS PLAT AND ACCOMPANYING CONSTRUCTION DRAWINGS DENTIFIED AS 191 U.S. HIGHWAY 38 REPLAT PREPARED BY LICENSE PROFESSIONAL RENNIERS NO. __AND DATED THE __DAY OF ___2023 WITH THE LAST REVISED DATE ON THE __DAY OF ____2023 AND HAVE FOUND THEM IN COMPLANCE WITH THE SUBDIVISION ORDINANCE OF THE CITY OF LAREDO.

RAMON E. CHAVEZ, P.E.

PLANNING COMMISSION APPROVAL

THIS PLAT 101 U.S. HIGHWAY 83 REPLAT 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 ______D2____.

JUAN M. NARVAEZ JR. (CHAIRMAN)

ATTESTMENT OF PLANNING COMMISSION APPROVAL

ORLANDO D. NAVARRO (PLANNING DIRECTOR)

CERTIFICATE OF COUNTY CLERK

FILED AND RECORDED AT ____O'CLOCK __ON THE __DAY OF _____ 2023, THE MINUTES OF MEETING REFLECT SUCH APPROVAL

COLINTY OF ERK WERR COLINTY TEXAS

I, CLERK OF THE COUNTY COURT IN AND FOR WEBB COUNTY, DO HEREBY CERTIFY THAT THE FOREGOING INSTRUMENT DATED THE DAY OF 2023 WITH ITS CERTIFICATE OF AUTHORNIFICATION WAS FILED FOR RECORDED IN MY OFFICE ON THE OF 2023 AT O'CLOCK IN YOLUME PAGE
OF 12023 AT O'CLOCK IN YOLUME PAGE
OF THE MAY RECORDS OF SAID COUNTY.

COUNTY CLERK WEBB COUNTY, TEXAS

Sabio Engineering & Associates, PLLC TBPE Reg. #: F-23802 6999 McPherson Rd., Ste. 104-105, Office #15 Laredo, TX 78041

PLAT NOTES

2. LOT IS ZONED AS B-3, COMMUNITY BUSINESS DISTRICT.

ALL CURB CUTS SHALL COMPLY WITH THE TRANSPORTATION ELEMENT OF THE CITY OF LAREDO COMPREHENSIVE PLAN.

5. THE BUILDING SETBACKS SHALL BE DETERMINED BASED ON THE ZONING IN ACCORDANCE TO SECTION 24.77.1 OF THE LAREDO LAND DEVELOPMENT CODE.

6. ALL IMPROVEMENTS AS PER SUBDIVISION ORDINANCE (§ 3-18 - SUBDIVISION ORDINAN

SUMMARY TABLE 0.15 ACRES
1 COMMERCIAL LOT

 SET BACK REQUIREMENTS

 FRONT
 25 FT.

 REAR
 10 FT.

 SIDE (CORNER)
 10 FT.

PF: 8" POST FOUND

IRS: IRON ROD SET
WEBB COUNTY PUBLIC RECORDS R.O.W. RIGHT OF WAY

ROGELIO C. BAUTISTA 1408 ROAD RUNNER ST. LAREDO TX 78045-5116

101 U.S. HIGHWAY 83 REPLAT CITY OF LAREDO,

1"=100'

2/15/23

A-23,002

PRELIMINAR

P1

Planning and Zoning Commission-Regular

Meeting Date: 03/02/2023

Staff Source: Orlando Navarro, Planning Director

Staff Source: Amanda Pruneda, Planner II APPLICANT: James Gonzalez ENGINEER:

Ricardo M. Villarreal, P.E. -

Topsite Civil Group

REQUEST:

Preliminary consideration of the plat of Las Vistas de Laredo. The intent is commercial.

PL-102-2023

District III - Cm Melissa R. Cigarroa

SITE:

This 5.27-acre tract is located at the northeast corner of State Highway 359 and Santa Monica Drive intersection. The zoning for this 2-lot development is B-3 (Community Business District). This tract is located in District III - Cm. Melissa R. Cigarroa.

PROPOSED ACTION:

APPROVE SUBJECT TO THE FOLLOWING COMMENTS:

Planning:

- 1. Modify Planning Commission Approval Certificate to reflect Juan M. Narvaez, Jr. as P&Z Chairman.
- 2. Coordinate with the Traffic Safety Department the placement of driveways and shared access easements.
- 3. Access to State Highway 359 subject to review and approval by TX-DOT.
- 4. Provide plat note(s) that limits access to "right in/right only", if deemed necessary by the Traffic Safety Department and the Texas Department of Transportation.
- 5. Provide plat note that prohibits access to existing side streets (i.e. Santa Claudia Ln private, and Santa Monica Dr. private). See comments provided by UISD below.
- 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.:

Please be advised that UISD has not given any approval for this plat to access its private streets, Santa Claudia and Santa Monica. Consequently, UISD would object to any access through its private streets.

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.

Attachments
Vicinity Map
Plat Notes
Plat Exhibit

LOCATION MAP LAREDO, TEXAS SCALE 1" = 2000' S 359 TEXAS 359 TEXAS TH

PLAT NOTES & RESTRICTIONS

- 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.
- THIS SUBJECT PROPERTY IS NOT LOCATED WITHIN THE DESIGNATED 100-YEAR FLOODPLAIN PER FEMA FIRM MAP No. 48479C, PANEL No. 1385C, WITH EFFECTIVE DATE OF APRIL 02, 2008.
- SETBACKS SHALL BE DETERMINED BASED ON THE CURRENT ZONING IN ACCORDANCE TO SECTION 24.77.1 OF THE LAREDO LAND DEVELOPMENT CODE.
- ALL IMPROVEMENTS SHALL BE AS PER SUBDIVISION ORDINANCE.
- GRID COORDINATES: NAD83 (2011 ADJ.), TEXAS STATE PLANE, 4205 SOUTH ZONE, PROVIDED FOR GENERAL LOCATIVE PURPOSE AND DO NOT REPRESENT OFFICIAL (NGS) CONTROL.

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

- SETBACKS SHALL BE DETERMINED BASED ON THE CURRENT ZONING IN ACCORDANCE TO SECTION 24.77.1 OF THE LAREDO LAND DEVELOPMENT CODE.
- 5. ALL IMPROVEMENTS SHALL BE AS PER SUBDIVISION ORDINANCE.
- GRID COORDINATES: NAD83 (2011 ADJ.), TEXAS STATE PLANE, 4205 SOUTH ZONE, PROVIDED FOR GENERAL LOCATIVE PURPOSE AND DO NOT REPRESENT OFFICIAL (NGS) CONTROL.

LEGAL DESCRIPTION GONZALEZ COMMERCIAL PLAZA 5.48 ACRES

BIRLS A TAKET OF LAND CONTRAINCY, 48 MEASURED ACRES, MOST OR LESS, ERROR THE REMAINING PROPRIOD OFFO THAT CALLED 90 0695 CREET, RICH DESCRIBED ON THE 108, PACES 480-483, WERE COUNTY DEED RECORDS, SAME TRACT OF LAND CALLED TO CONTRAIN 937 ACRES, MOST OR 1825, CONVEYED TO POTENTIAL MODIFIES CONTRAIN 937 ACRES, MOST OR 1825, CONVEYED TO POTENTIAL MODIFIES STUATED BY PORCIOO 31, JOSE TREVINO, ORIGINAL CRAWTEE, ARSTRACT 3110, WERE COUNTY, TEAS, AND DESCRIBED AS FOLLOWS TO WIT:

THENCE, WITH THE NORTHERLY LINE OF SAID STATE HIGHWAY 359, THE FOLLOWING CALLS AND DISTANCES:

N 72' 46' 20' W, 84.71 FEET TO A 1/2-INCH DIAMETER IRON ROD SET FOR A POINT OF DEFLECTION TO THE LEFT HEREOF;

N 77' 43' 57" W, 101.59 FEET TO A 1/2-INCH DIAMETER IRON ROD SET FOR A POINT OF DEFLECTION TO THE RIGHT HEREOF;

N 17" 14" 11" E, AT 136.78 FEET TO A 1/2-INCH DIAMETER IRON ROD SET FOR A DEFLECTION CORNER HEREOF:

N 62' 14' 11" E, AT 28.28 FEET TO A 1/2-INCH DIAMETER IRON ROD SET FOR A DEFLECTION CORNER HEREOF;

THIS DESCRIPTION WAS PREPARED FROM RECORD INFORMATION AND ACTUAL AN FIELD SURVEY WAS CONDUCTED.



PLAT NOTES & RESTRICTIONS

- THIS SUBJECT PROPERTY IS NOT LOCATED WITHIN THE DESIGNATED 100-YEAR FLOODPLAIN PER FEMA FIRM MAP No. 48479C, PANEL No. 1385C, WITH EFFECTIVE DATE OF APRIL 02, 2008.

BEGINNING AT AN IRON ROD FOUND AT FENCE CORNER, WHENCE AN IRON ROD WAS FOUND, ON THE OSTENSIBLE NORTHERLY LINE OF STATE HIGHWAY 359, THE SOUTHWEST

N 72' 45' 25' W, 881.34 FEET TO A BENT IRON ROD FOUND, BEING THE MOST SOUTHERLY SOUTHEAST CORNER OF UISD STUDENT ACTIVITY COMPLEX/EUDICATIONAL SUPPORT CENTER RAT, RECORDED IN VOLUME 21, PAGES 43-44, WEBS COUNTY PLAT RECORDS, FOR A DEFLECTION CORNER HEROF;

THENCE, WITH THE SOUTHERLY LINE OF SAID UISD STUDENT ACTIVITY COMPLEX/EDUCATIONAL SUPPORT CENTER PLAT, THE FOLLOWING CALLS AND DISTANCES:

N 27' 45' 49' W, AT 42.43 FEET TO A 1/2-INCH DIAMETER IRON ROD SET FOR A DEFLECTION CORNER HEREOF;

NOTES: 1. BASIS OF BEARINGS: TEXAS COORDINATE SYSTEM OF 1983, 4205 SOUTH ZONE, NAD

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

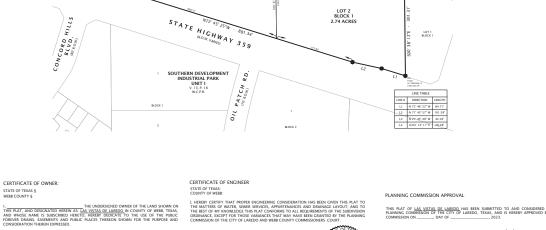
SURVEYOR: RICARDO M. VILLARREAL, R.P.L.S. TOP SITE CIVIL GROUP, LLC 6262 McPHERSON RD., STE. 206 LAREDO, TEXAS 78041 (966) 725-5057

LARED ш AS VIST, S <

PORCION 31 & PORCION 32 CITY OF LAREDO, WEBB COUNTY, TEXAS



of



*

101308

UISD STUDENT ACTIVITY COMPLEX/EDUCATIONAL SUPPORT CENTER PLAT

V. 21, P. 43-44 W.C.P.R

RICARDO M VILLARREAL P.F. No. 101308-TEXAS

CERTIFICATE OF SURVEYOR

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

PLAT-APPROVAL CITY ENGINEER

RAMON CHAVEZ, P.E., R.P.L.S. CITY ENGINEER

CONTROL REVIEWED THIS PLAT AND ACCOMPANYING CONSTRUCTION DRAWINGS IDENTIFIED AS: LAS VISTAGE IL LARDOD REPORTED BY IDEADED MY LILLABRIAN, RIGISTERED PROPERSIONAL BIOCINETE NO. 101308, AND DATED THE DATE OF THE CONSTRUCTION OF THE WIN COMPLIANCE WITH THE SUBDIVISION ORDINANCE OF THE CITY OF LARDD, TEXAS.

BLOCK 1 2.74 ACRES

8

6

ROYAL OAKS SUBDIVISION PHASE 1 V. 27, P. 51-52 W.C.P.R.

THIS PLAT OF LAS VISTAS DE LAREDO HAS BEEN SUBMITTED TO AND CONSIDERED BY THE PLANNING COMMISSION OF THE CITY OF LAREDO. TEXAS, AND IS HEREBY APPROVED BY SUCH

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

I, MARCIE RAMBEZ IBABRA, CLERK OF THE COUNTY COURT OF WEBS COUNTY, TOXAS, DO HEREBY CERTBY THAT THE FORECOME INSTRUMENT DATED. DAY OF THE CENTRICATE OF ANTHENYLCOIN, DESERVED MASS CONTROL OF A LISS VOTAS DE LAWDO MAS OF COUNTY ON THE THE CONTROL OF THE COUNTY ON THIS THE DAY OF THE PLAT RECORDS OF SAID COUNTY ON THIS THE DAY OF THE COUNTY ON THIS THE COUNTY ON THE COUNTY ON THIS THE COUNTY ON THE COUNTY

PRELIMINARY NOT FOR RECORDATION

ORLANDO D. NAVARRO DIRECTOR OF PLANNING DEPARTMENT CITY OF LAREDO, TEXAS

CERTIFICATE OF COUNTY CLERK

HON. MARGIE RAMIREZ IBARRA COUNTY CLERK, WEBB COUNTY, TEXAS

PORCION 31 J. TREVINO A-3116

JAMES GONZALEZ POTENTIAL HOLDINGS, LLC

NOTARY PUBLIC IN AND FOR THE WEBB COUNTY, TEXAS

BEFORE ME. THE UNDERSIGNED AUTHORITY. ON THIS DAY PERSONALLY APPEARED

STATE OF TEXAS §

WEBB COUNTY §

Planning and Zoning Commission-Regular

Meeting Date: 03/02/2023

Staff Source: Rafael Vidaurri, Planner IV

APPLICANT: Cielito Lindo, LTD. ENGINEER:

Howland Engineering & Surveying

Company

REQUEST:

Preliminary consideration of the Lasco Plat at Cielito Lindo Subdivision. The intent is commercial.

PL-083-2023

District I - Cm. Gilbert Gonzalez

SITE:

This 1.56-acre tract is located at the southwest corner of Cuatro Vientos Road and Cielito Lindo Boulevard intersection. The zoning for this 1-lot development is R-1A (Single Family Reduced Area District). This tract is located in district I - Cm. Gilbert Gonzalez

PROPOSED ACTION:

APPROVE SUBJECT TO THE FOLLOWING COMMENTS:

Planning:

- 1. A zone change is required for the intended use.
- 2. Increase the widths of the access easement. "Access easements intended for primary access to a proposed lot or building shall be 50' wide with a 30' paving section. (§3-2(A) Subdivision Ordinance).
- 3. Provide correct plat name on the Planning Commission Approval Certificate to reflect Juan M. Narvaez, Jr. as Chairman.
- 4. Provide plat note with X, Y coordinates for point of beginning and point of commencement.
- 5. Provide correct owner name on the Certificate of Owner title block (§ 24.80.3 (H) Land Development Code).
- 6. Coordinate with the Traffic Safety Department the placement of driveways and shared access easements.
- 7. Access to Cuatro Vientos Road subject to review and approval by TX-DOT
- 8. Revise master plan to reflect change in lot layout (§ 2-3.2. (a) (vii) Subdivision Ordinance).

Engineering: No comments submitted.

Fire: No comments submitted.

Environmental: No comments submitted.

Water & Utilities: No comments submitted.

Traffic Safety:

1. Make adjustments to Cielito Lindo, and restrict left turn. Make driveway right in right out only.

Parks & Leisure: No comments submitted.

WEBB County App: No comments submitted.

AEP Engineers: No comments submitted.

<u>U.I.S.D.:</u> No comments submitted.

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

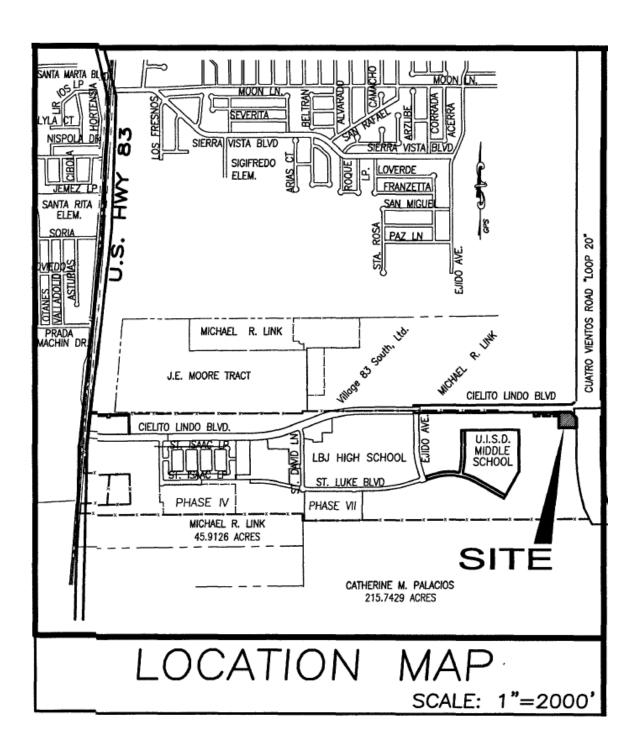
AT&T: No comments submitted.

NOTICE TO THE DEVELOPER:

Planning:

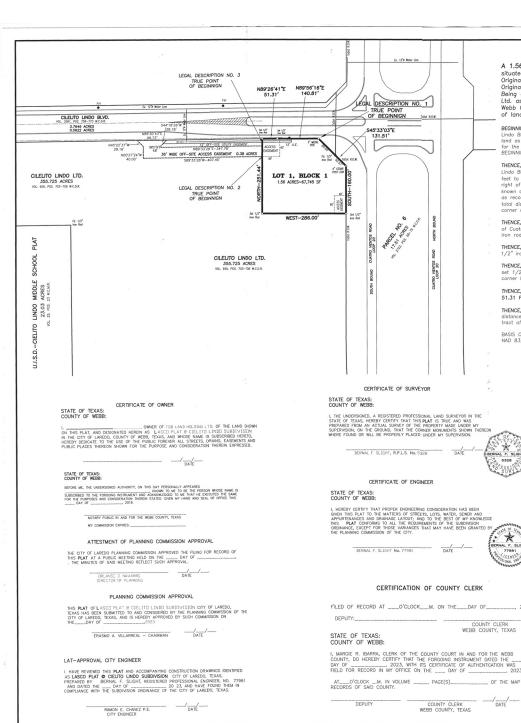
- 1. Only the utility easements within the plat boundaries are subject to change prior to plat recordation due to revisions by the utility companies.
- 2. All comments set forth herein are preliminary comments and not an exhaustive list. Additional comments may be added prior to final plat approval.

Attachments Vicinity Map Plat Notes Plat Exhibit



NOTES:

- 1.) DRIVEWAYS, 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.) SETBACK LINES INDICATED ON THE PLAT SHALL BE FOR REFERENCE ONLY. 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 NO. 1

A 1.56 Acre Tract (67,745 SF) of land, more or less, situated in Porcion 38, Abstract 472, Tadeo Sanchez Original Grantee, Porcion 21, Abstract 49, Leonardo Garcia Original Grantee, City of Laredo, Webb County, Texas. Being out of a 355.725 acre tract owned by Cielito Lindo Ltd. as recorded in Volume 650, Pages 703-706 of the Webb County Deed Records, Texas. This 1.56 acre tract of land being more particularly described as follows;

BEGINNING at a found 3" iron pipe being a corner clip on Cielito Lindo Blivd. being a 3.7646 acre right of way dedication tract of land as per deed recorded in Volume 3581, Pages 758-773 W.C.D.R. for the northeast corner of this tract and the TRUE POINT OF

OF BEGINNIGN

CERTIFICATE OF SURVEYOR

CERTIFICATE OF ENGINEER

CERTIFICATION OF COUNTY CLERK

WEBB COUNTY, TEXAS

COUNTY CLERK DATE

WEBB COUNTY TEXAS

.S45'33'03"E

THENCE, S 45'33'03" E, along the right of way line of said Cielito HENCE, \$ 4533.03 L, along the right of way line of said Cleitot Lindo Blind, passing a found 1/2° iron rod at a distorce of 80.94 feet to a found 1/2° iron rod being the corner of said Glieito Lindo right of way also being a corner of a 17.51 acre tract of land known as Parcel 6, right of way for Custro Vientos Road "LOOP 20" as recorded in Volume 2722, Pages 65–78 W.C.D.R. continuing for a total distance of 131.51 FEET to a found 1/2" iron rod for a

THENCE, S O U T H (S00'00'00'W), continuing along said right of way of Cuatro Vientos Road, a distance of 160.00 FEET to a set 1/2" iron rod for the southeast corner hereof;

THENCE, W E S T (90°00'00"W), a distance of 286.00 FEET to a set

THENCE, N O R T H (N00°00'00"E), a distance of 251.44 FEET to a set 1/2" iron rod being on said Cielito Lindo Blvd. for the northwest corner hereof;

THENCE, N 89°26'41" E, along said Cielito Lindo Blvd., a distance of 51.31 FEET to a set 1/2" iron rod for a deflection point hereof;

THENCE, N 89'56'16" E, continuing along said Cielite Lindo Blvd., a distance of 140.81 FEET to the point of beginning for this 1.53 acre tract of land, more or less.

BASIS OF BEARING ACCORDING TO GPS METHODS. NAD 83. SOUTH TEXAS ZONE, 4205

LEGAL DESCRIPTION NO. 2 36' WIDE OFF-SITE ACCESS EASEMENT

A 0.38 Acre Tract of land, more or less, situated in Parcian 38, Abstract 472, Todeo Sanchez Original Grantee, Porion 21, Abstract 49, Leonardo Garcia Original Grantee, City of Laredo, Webb Courty, Texas, Being out of a 355, 725 acre tract owned by Clelfo Lindo Ltd. as recorded in Volume 550, Pages 703–705 of the Webb Courty Deed Records, Texas, This 0.38 care tract of land being more particularly described as follows:

COMMERCING at a found 3" iron pipe being a corner clip on Ciellito Lindo Bivd. being a 3.7646 acre right of way dedication tract of land as per deed recorded in Volume 3881, Pages 758-773 W.C.D.R. THENCE, S 72'32'21" W, a distance of 201.47 FEET to the southeast corner of this tract and the TRUE FOINT OF BEGINNING.

THENCE, S 89"33"28" W. a distance of 407.45 FEET to an

THENCE, N 00°27°24" W, a distance of 40.00 FEET to a

THENCE, N 89'30'43" E, along the south right of way line of Clelito Lindo Blvd., a distance of 99.73 FEET to an exterior corner hereof;

THENCE, S 44"18'26" W, a distance of 28.18 FEET to a

THENCE, S 00'27'24" E, a distance of 4.00 FEET to an

THENCE, N 89'33'28" E, a distance of 347.78 FEET to an

LEGAL DESCRIPTION NO. 3 12' WIDE OFF-SITE UTILITY EASEMENT

A 0.09 Acre (4009 SF) Tract of land, more or less, situated in Porcion 38, Abstract 472, Tadeo Sanchez Original Grantee, Porcion 21, Abstract 49, Leonardo Garcia Original Grantee, City of Laredo, Webb County, Texas, Beling out of a 355,725 acre tract owned by Cielifo Lindo Ltd. as recorded in Volume 609, Pages 703-706 of the Webb County Deed Records, Texas, The 0.55 acre fract of land beling more particularly described as follows:

COMMERCING at a found 3° iron pipe being a corner clip of Giello Lindo Bivd. being a 3.7646 core right of way dedication tract of land as per deed recorded in Yolume 3581, Pages 758–775 W.C.D.R. THENCE, S. 8617757" W, a distance of 18.24 FEET to the southeast corner of this tract and the TRUE POINT OF BEONNING.

THENCE, S 89'30'43" W, a distance of 339.95 FEET to an

THENCE, N 44'18'26" E, a distance of 99.73 FEET to the south right of way of Cielito Lindo Blydan exterior corner

THENCE, N 89'30'43" E, along the south right of way line of Cielito Lindo Blvd., a distance of 328.14 FEET to an exterior

THENCE, S O U T H, a distance of 12.00 FEET to the point of beginning of this 0.09 acre tract of land, more or less,

BASIS OF BEARING ACCORDING TO GPS METHODS, NAD 83, SOUTH TEXAS ZONE, 4205

SEVERTA SITE CATHERINE M. PRIACIOS

MAP

SURVEYING CO. PLS Firm Registration No. 100 1128 (78045) Laredo, TX. 7: 956.722.5414 LOCATION

> SCALE 100 F. (8 200 1 GRAPHIC 0 50

AND.

stract Being olume Z 910 less, situ Porcion 2 County, s recorded

F Jand, more or les Original Grantee, Poi of Laredo, Webb Co elito Lindo Ltd. as n Deed Records, Texa @ **m** AT SU 70

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(67,745 SF) of 172. Tadeo Sanche original Grantee, Cit owned by of the Webb Count Ω SCO LINE LAS CIELITC
A 1.56 Acre Tr
Porcion 38, Abstrac
49, Leonardo Garci
out of a 255,725
650, Pages 703-7

DRAWN BY: B.F.S.

HECKED BY: B.F.S. DRAWN DATE: JAN 17 202 LOTTED DATE:

PLOTTED DATE:

JOB No. MARCOS

FILE NAME:

STATUS

AS-BUIL

REVISED DATE:

REVISED DATE:

HORE: 1"=100" UPR.

HOR: 1"=100" VER. SCALE: (11"x17") SHEET HOR: 1"=200' VER.

SHEET

TIME OF ISSUANCE OF BUILDING PERMITS IN ACCORDANCE WITH THE LAREDO LAND DEVELOPMENT CODE.

ELEMENT OF THE CITY OF LAREDO COMPREHENSIVE PLAN

3.) SETBACK LINES INDICATED ON THE PLAT SHALL BE FOR G.) SETBOGG LIVES INDICATED ON THE PETAL SHALL BE FOR REFERENCE ONLY. THE SETBACK SHALL BE DETERMINED BASED ON THE CURRENT ZONING IN ACCORDANCE TO SECTION 24.77.1 OF THE LAREDO LAND DEVELOPMENT CODE.

NOTES:

1.) DRIVEWAYS, SIDEWALKS AND TREES WILL BE INSTALLED AT THE

2.) ALL CURB CUTS SHALL COMPLY WITH THE TRANSPORTATION

Meeting Date: 03/02/2023

Staff Source: Rafael Vidaurri, Planner IV

APPLICANT: Rodriguez-Zertuche Development,

LTD. ENGINEER: Howland Engineering and Surveying

Company

REQUEST:

Preliminary reconsideration of the plat of Harmony Hills Subdivision, Phase 2 at Rodriguez Ranch. The intent is residential. The purpose of this reconsideration is to reduce the number of lots.

PL-084-2023

District VI - Cm. Dr. David Tyler King

SITE:

This 38.55-acre tract is located north of Simon Bolivar Boulevard and east of Cavatina Drive. The zoning for this development 181-lot development is R-1A (Single Family Reduced Area 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, when previously approved, provided a connection to Juan Escutia Blvd to the north. This reconsideration postpones said connection to a later phase. The 181 lots proposed with this phase, when combined with the 136 lots from the Phase I (already recorded) will be using Simon Bolivar Blvd as the only means of access. The connection to Juan Escutia should be included in this phase as originally approved.
- 2. Identify the purpose of Lot 2, Block 9 as it is labeled as Parkland Dedication in the Master Plan.
- 3. Revise Planning Commission Approval Certificate to reflect Juan M. Narvaez, Jr. as Chairman.
- 4. Revise masterplan to reflect the combining of phases, lot layout, and street layout proposed. etc. by this plat. (§ 2-3.2. (a) (iv), § 2-3.2. (a) (vi), § 2-3.2. (a) (vii), and § 2-3.5. (f) Subdivision Ordinance).
- 5. As per section 3-4 B.2 of the Subdivision Ordinance, the Developer has submitted notice of intention to place utilities in the front of the lot. The front of lot utility layout/schematics, as prepared by Developer's engineer, shall be submitted to plan review.
- 6. Identify all easements.
- 7. All improvements as per the Subdivision Ordinance.

Engineering: No comments submitted.

Fire:

1. Fire Hydrants are required every 300 feet for commercial development and 500 feet for residential development. (Ordinance 2012-O-183, IFC 2018 Section 507.5., where required. Fire Hydrants shall be required along public and private streets at every 300 feet for commercial development

and 500 feet for residential development).

Environmental: No comments submitted.

Water & Utilities: No comments submitted.

Traffic Safety:

- 1. Check sight distance (as per Subdivision Ordinance Handbook, Section 3-2).
- 2. This phase is not as per Masterplan. Revise the Masterplan (as per Subdivision Ordinance Handbook, Chapter II).

Parks & Leisure:

1. Meet with staff to discuss Parkland dedication ordinance.

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.

Attachments

Front Lot Utilities Notice Vicinity Map Plat Notes Plat Exhibit



January 23, 2023

City of Laredo Planning & Zoning Department Planning Director 1413 Houston St. Laredo, TX 78040

Subject: Notice of Developer's Intention to Place Front Lot Utilities for Harmony

Hills Phase 2

Planning Director:

As per section 3-4 B.2 of the City of Laredo Subdivision Ordinance, we hereby submit this letter to notify your department of the developer's intention to place front lot utilities at the above referenced residential subdivision. Howland Engineering will submit the layout/schematics for the proposed front lot utilities along with the construction plans of said subdivision.

Feel free to contact our office in case you have any questions or require additional information for the approval of the proposed front lot utilities. We thank you for your consideration in this matter.

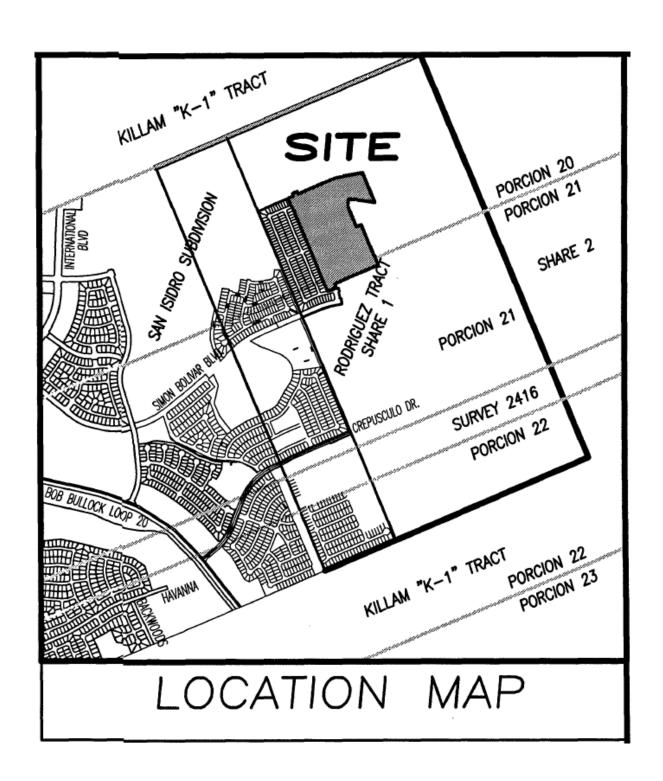
Sincerely,

Howland Engineering and Surveying Co.

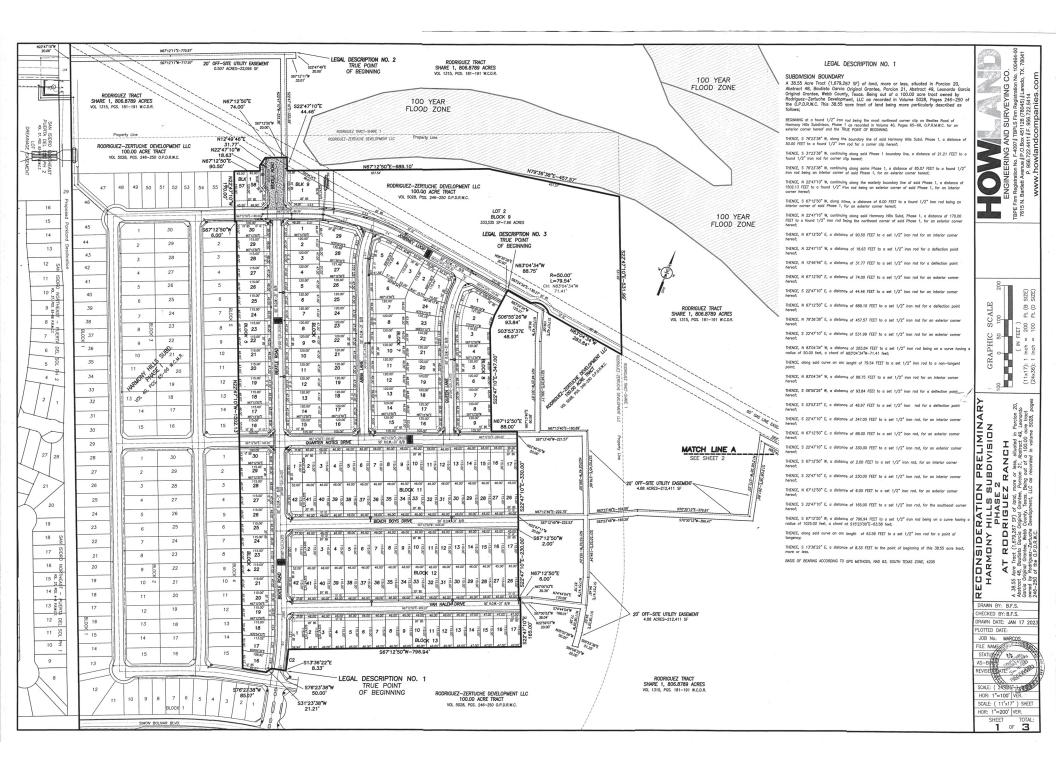
TBPE Firm Registration No. F-4097

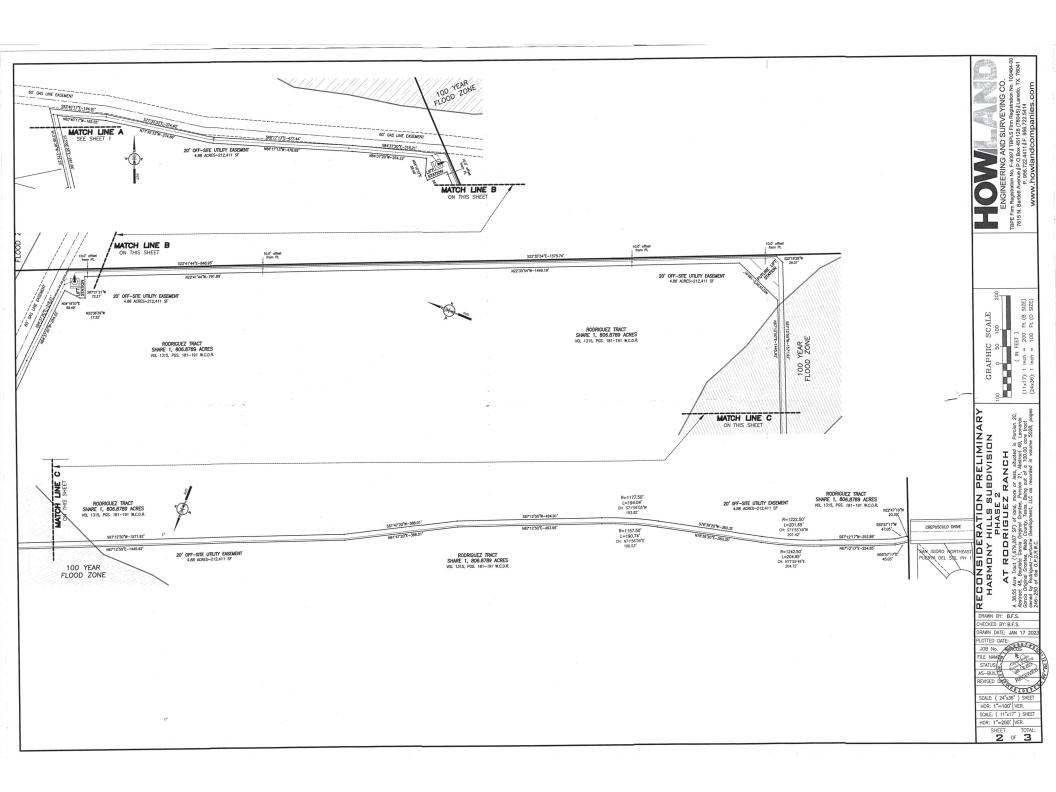
Miguel Jimenez, P.E.

Engineering Manager



- 1.) DRIVEWAYS, 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.) SETBACK LINES INDICATED ON THE PLAT SHALL BE FOR REFERENCE ONLY. 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 NO. 2

20' OFF-SITE UTILITY EASEMENT

Parcisin 20, Abstract 48, Boutista Garcia Original Grantee, City of Lande, Webb County, Texas, Being 0.47 cores (20,611 57) out of a 806.8769 core tract known as Shore 1 as necorded in Volume 1315, Pages 181–191 of the Webb County Deed Records, Texas and 0.03 acre (1,476 57) being out of a 100.00 core tract owned by Rodriguez-Zelouche Development, LLC as per Volume 5028, Pags. 246–250 0.P.R.DM.C. This 0.51 core tract of and being more

COMMENCING at a found $1/2^*$ iron rod being the most northeast corner on Beatles Road a corner cip of Hammary Hills Subdivison, Phose 1 as recorded in Volume 40, Pages 65–66, D.P.R.W. FIBNICE, N. 2107917" W, a distance of 2079:99 FEET to the most the most northerly corner hereof and the TRIXE PONT OF EXCENSIVE.

THENCE, S 22'47'49" E, a distance of 20.00 FEET to an exterior corner hereof. THENCE, S 6712'11" W. a distance of 33.1 FEET for an interior corner hereof:

THENCE, S 22'47'10" E, passing at a distance of 259.60 feet sold 100.00 acre tract and continuing for a total distance of 333.29 FEET exterior corner hereof:

THENCE, S 67'12'50" W, a distance of 20.00 FEET for an exterior corner hereof; THENCE, N 22°47'10" W, passing at a distance of 73.78 feet soid 100.00 core tract and continuing a total distance of 333.38 FEET for an interior corner

THENCE, S 6712'11" W. a distance of 717.97 FEET to the west boundary line of said Share 1, for an exterior corner hereot;

THENCE, N 22'47'10" W, along the west boundary line of said Share 1, a distance of 20.00 FEET to an exterior corner hereof:

THENCE, N 67'12'11" E, a distance of 770.97 FEET the point of beginning of this 0.51 acre tract being on Utility Easement, more or less.

LEGAL DESCRIPTION NO. 3

20' OFF-SITE UTILITY EASEMENT

20 OPT-SILE UILLIT ESCALENT.

A 480 Ace Tree (T.22.11 57) of long, more or inset, plaused in procision A 480 Ace Tree (T.22.11 57) of long, more or inset, plaused in procision County, Tennes, Being, 3.54 corne (171.657 57) out of a 600.67280 corne to known as 55 were to an recorded in Waken 1315, Popular 811-810 of the Wikeb County Deed Records, Texas and 0.94 corn (40,744 57) being out of a 10,000.00 corn tent come of by Singhere-Educable Development, LIC on per Volume 5005, Pag. 246–250 O.P.R.D.K.T. has 4.68 core treet of long being more procision, generated or follows:

COMMENCING of a found 1/2" you not being the most northeast corner on Besties Road a corner clip of Hormony Hills Subdivisor, Phose 1 as recorded in Volume 40, Pages 65–66, O.P.R.W.C THICHCE, N 06738"2" E, a distance of 1493.37 FEET to the most the most anotherly corner haroof and the IRSE POINT OF BECINNING.

THENCE, S 83'24'34" E. a distance of 138.27 FEET to an exterior corner hereof: THENCE, S 17'07'42" E, a distance of 109.06 FEET for a deflection point hereof THENCE, S 21'46'25" E. a distance of 300.71 FEET to an interior corner hereof:

THENCE, N 67'13'40" E, a distance of 160.89 FEET for an exterior corner hereof: THENCE, S 23'02'45" E, a distance of 279.66 FEET to an interior corner hereat;

THENCE, N 63'23'48" E, a distance of 379.81 FEET to an interior corner hereof: THENCE, N 13'08'38" W, a distance of 272.25 FEET to an exterior corner hereof;

THENCE, S 83"40"17" E. a distance of 194.91 FEET to a deflection point hereof; THENCE, S 77'30'33" E. g distance of 374.40 FEET to a deflection point hereof:

. THENCE, S 86"17"13" E. a distance of 477.44 FEET to a deflection point hereof: THENCE, S 84'37'20" E, a distance of 318.21 FEET to an exterior comer being approximately 10 feet from the easterly boundary line of said Share 1;

THENCE, S $22^{\circ}41^{\circ}44^{\circ}$ E, parelleling the easterly boundary line of said Share 1, a distance of 848.95 FEET to a deflection point hereof;

THENCE, S 22'35'54" E, continuing to parallel solid easitrity boundary line approximately 10 feet, a distance of 1575.74 FEET to a deflection point hereof;

THENCE, S 22"18"48" W, a distance of 29.51 FEET to a deflection point hereof; THENCE, S 67'12'50" W, a distance of 1571.92 FEET to a deflection point hereof;

THENCE, S 61'47'20" W, a distance of 388.01 FEET to a deflection point hereat; THENCE, S 67'12'50" W, a distance of 494.91 FEET to a point on a curve having a radius of 1177.50 feet, a chard of S71'56'05'W-193.82 feet;

THENCE, along sold curve an arc length of 194.04 FEET to a point of tangency; THENCE, S 76"39"20" M, a distance of 360.35 FEET to a point on a curve having a radius of 1222.50 feet, a chard of S71"55"49"W-201.42 feet;

THENCE, along said curve an arc length of 201.65 FEET to a point of tangency: THENCE, S 67°12'17" W, a distance of 252.88 FEET to a deflection point hereof; THENCE, S 55'57'17" W, a distance of 47.05 FEET to the westerly boundary line of said Share 1, for an exterior corner harmon;

THENCE, N 22'47'10" W, along the westerly boundary line of solid Share 1, a distance of 20.39 FEET to an exterior corner thereof;

THENCE, N 55"12"17" F. a distance of 45.03 FEET to a deflection point hereof: THENCE, N 6712'17" E, a distance of 254.85 FEET to a point on a curve having a radius of 1242.50 feet, a chard of N71"55"49"E-204.72 feet;

THENCE, along said curve on arc length of 204.95 FEET to a point of tangency; THENCE, N 76'39'20" E, a distance of 360.35 FEET to a point on a curve having a radius of 1157.50 feet, a chard of N71'56'05'E-190.33 feet;

THENCE, along said curve an arc length of 190.74 FEET to a point of tangency;

THENCE, N 67'12'50" E, a distance of 493.96 FEET to a deflection point hereof-THENCE, N 61'47'20" E, a distance of 388.01 FEET to a deflection point hemos-

THENCE, N 67'12'50" E. a distance of 1445.92 FEET to a deflection point hereve. THENCE, N 22'24'06" E. a distance of 180.81 FEET to a deflection point hereof. THENCE, N 22'35'54" W. a distance of 1449.19 FFFT to a deflection point because Thence, N 22'41'44" W. a distance of 791.89 FFFT to an interior corner becast THENCE, S 6721'21" W, a distance of 72.21 FEET to an exterior corner hereof:

THENCE, N 22'38'39" W, a distance of 17.22 FEET to a deflection point hereof: THENCE, N 04"19"57" E, a distance of 58.49 FEET to an interior corner hereof: THENCE, N 84'37'20" W, a distance of 254,22 FEET to a deflection point hereaf-THENCE, N 86"17"13" W. o distance of 478.69 FEET to a deflectio point hereof: THENCE, N 77'30"33" W. o distance of 374.86 FEET to a deflection point hereof-

THENCE, N 83"40"17" W, a distance of 165.55 FEET to an interior corner hereaft THENCE, S 13'08'38" E, a distance of 261.86 FEET to an exterior corner hereof; THENCE, S 70'30'12" W, a distance of 396.47 FEET to a deflection point hereof; THENCE, S 63°23'48" W, a distance of 165.29 FEET to an interior corner hereof:

THENCE, S 21'53'52" E, a distance of 194.54 FEET to a deflection point hereof: THENCE, S 1751'41" E., a distance of 94.45 FEET to a deflection point hereof: THENCE, S 11'38'29" E, a distance of 94.52 FEET to a deflection point hereof; THENCE, S 00°53'38" E, a distance of 51.25 FEET to an exterior corner hereof;

THENCE, S 84°06'22" W, a distance of 20.00 FEET to an exterior corner hereof; THENCE, N 05'53'38" W, a distance of 50.25 FEET to a deflection point hereof; THENCE, N 11'38'29" W, a distance of 77.26 FEET to an interior corner hereof;

THENCE, S 74"44"04" W, a distance of 168.01 FEEt to a deflection point hereof; THENCE, S 67'00'53" W, a distance of 38.04 FEET to an exterior corner hereof; THENCE, N 22'59'07" W, a distance of 20.00 FEET to an exterior corner hereof;

THENCE, N 6700'53° E, a distance of 39.39 FEET to a deflection point hereof; THENCE, N 74'44'04" E. a distance of 170.09 FEET to an interior corner hereof-

THENCE, N 17'51'41" W, a distance of 87.79 FEET to a deflection point hereof; THENCE, N 21'53'52" W. a distance of 193.24 FEET to an interior corner hereof;

THENCE, S 67"12"49" W, a distance of 222.53 FEET to an exterior corner hereof; THENCE, N 22'47'11" W, a distance of 20.00 FEET to an exterior corner hereot; THENCE, N 67'12'49" E, a distance of 222.75 FEET to an interior corner hereof:

THENCE, N 67'13'40" E, a distance of 60.58 FEET to an interior corner hereal; THENCE, N 231'46'25" W, a distance of 301.87 FEET to a deflection point hereaft

THENCE, N 17'07'42" W, a distance of 96.81 FEET to an interior corner hereof; THENCE, N 83°24°34° W, a distance of 125.21 FEET to an exterior corner hereof:

THENCE, N 06'35'26" E, a distance of 20.00 FEET to the point of beginning of this 4.68 acre bract, more or less, being on USSN Essement.

LINE/CLIDVE INFORMATION

LINE TABLE					
LINE	LENGTH	BEARING			
L1	31.77	N12'49'46"E			
L2	18.63	N22'47'10"W			
L3	28.78	S62'47'10"E			
L4	21.21	N22'12'50"E			
L5	21.21	S67'47'10"E			
L6	21.21	N22'12'50"E			
L7	21.21	N67"47"10"W			
L8	29.14	S51'43'59"E			
L9	29.49	N43'33'07"E			
L10	21.21	N22'12'50"E			
L11	21.21	S67'47'10"E			
L12	21.21	S67'47'10"E			
L13	21.21	N22'12'50"E			
L14	21.21	N22'12'50"E			
L15	21.21	S67'47'10"E			
L16	21.21	N22'12'50"E			
L17	21.21	S67'47'10"E			
L18	21.21	S22'12'50"W			
L19	21.21	S67'47'10"E			
L20	21.21	N67'47'10"W			
L21	18.18	S45'46'47"E			
L22	36.76	N49'36'14"E			
L23	27.59	N39'28'27"W			
L24	9.97	S22'47'10"E			
L25	18.64	N22'47'10"W			
L26	21.21	S22"12"50"W			
L27	21.21	S67'47'10"E			
L28	21.21	S67'47'10"E			
L29	21.21	S22"12"50"W			
L30	28.52	S26'46'12"W			
L31	18.63	S67"12"50"W			
L32	31.77	S77"10"27"E			
L33	19.28	S58"14"24"E			
L34	21.21	N22'12'50"E			
L35	21.21	S67'47'10"E			
L36	21.21	N31'23'38"E			
L37	21.35	S29'26'18'W			
L38	8.33	S13'36'22"E			
L39	24.76	N76'31'12"E			
L40	38.89	S08'29'00"E			
L41	8.97	N67"12"50"E			
L42	25.73	N06'55'26"E			
L43	40.88	S02'53'14"E			
L44	40.00	S67"12'50"W			

7 [CL	IRVE TA	ABLE
1 1	CURVE	LENGTH	RADIUS	CHORD
1 1	C1	323.95	1113.00	N14'26'52'W-322.81
1 1	C2	71.98	1048.65	N15'10'46'W-71.97'
1 1	C3	243.11	700.00	S77'09'48'W-241.89
- 1	C4	119.87	700.00	N87'58'54'W-119.72
- 1	C5	121.56	350.00	S12'50'12'E-120.95
- 1	C6	81.13	325.00	\$15'38'05"E-80.92"
- 1	C7	181.49	350.00	S07'55'52'E-179.46
- 1	C8	160.22	1000.00	N18"11"46"W-160.05
ı	C9	157.23	968.00	N18'07'59"W-157.05
-1	C10	124.52	968.00	N09"47"41"W-124.44
- 1	C11	81.21	500.00	S71'52'01'W-81,12'
- 1	C12	79.54	50.00	N83'04'34'W-71.41'
H	C13	65.05	50.00	N00*13*57*W-60.56
- 1	C14	38.43	300.00	S12'59'34"E-38.40
H	C15	20.32	350.00	\$2107'23"E-20.31"
- 1	C16	45.03	350.00	
H	C17		350.00	S15'46'28"E-45.00
1		22.02		S10"17"09"E-22.02
H	C18	45.04	325.00	S01'41'09'E-45.00
- }	C19	70.16	325.00	S11'50'26"E-70.03
ŀ	C20	27.00	325.00	S20'24'21"E-27.00
- 1	C21	5.97	375.00	S22'19'49'E-5.97'
ŀ	C22	48.03	375.00	S18 12 18 E-48.00
ŀ	C23	48.03	375.00	S10'51'58'E-48.00
-	C24	74.12	375.00	S01'32'04"E-74.00
- 1	C25	10.28	675.00	N83'30'44 W-10.28
- 1	C26	58.84	675.00	N86"26"45"W-58.82
- 1	C27	106.83	325.00	S13'22'10 E-105.30
Į,	C28	39.46	375.00	S07'58'39"E-39.44
- 1	C29	48.19	375.00	S14'40'25'E-48.16
l l	C30	29.00	375.00	S20"34"14"E-28.99
- 1	C31	58.52	675.00	S69"41"51"W-58.50
- 1	C32	58.51	725.00	S69"31"33"W-58.49
- 1	C33	317.43	725.00	\$84°22°51°W-314.90
- 1	C34	57.16	975.00	N21'06'24'W-57.15
- [C35	58.47	975.00	N17'42'32'W-58.47
L	C36	40.58	975.00	N14'47'54'W-40.58
L	C37	100.10	1025.00	N19'57'43'W-100.06
-[C38	1.35	475.00	S5717'44'W-1.35'
	C39	59.15	475.00	S70'56'40'W-59.11
- [C40	34.41	525.00	S89'05'29'W-34.40
- [C41	35.21	525.00	572'53'26'W-35.20
ı	C42	106.80	943.00	N19'10'48'W-105.7
- 1	C43	5.95	943.00	N22'36'19'W-5.95'
1	C44	7.00	993.00	N22'35'03'W-7.00'
ı	C45	47.00	993.00	N21'01'34"W-47.00
ı	C46	47.00	993.00	N18*18*50*W-47.00
ı	C47	47.00	993.00	N15'36'07'W-47.00
ı	C48	47.00	993.00	N12'53'23'W-47.00
- 1	C49	47.00	993.00	N10"10"39"W-47.00

| 1939/1974-009 | 1939/1974-009 | 1939/1974-009 | 1939/1974-009 | 1939/1974-009 | 1939/1974-009 | 1939/1974-009 | 1939/1974-009 | 1939/1974-009 | 1939/1974-009 | 1939/1974-009 | 1939/1974-009 | 1939/1974-009 | 1939/1974-009 | 1939/1974-009 | 1939/1974-009 | 1939/1974-009 | 1939/1974-009 | 1939/1974-009 | 1939/1974-009 | 1939/1974-009 | 1939/1974-009 | 1939/1974-009 | 1939/1974-009 | 1939/1974-009 | 1939/1974-009 | 1939/1974-009 | 1939/1974-009 | 1939/1974-009 | 1939/1974-009 | 1939/1974-009 | 1939/1974-009 | 1939/1974-009 | 1939/1974-009 | 1939/1974-009 | 1939/1974-009 | 1939/1974-009 | 1939/1974-009 | 1939/1974-009 | 1939/1974-009 | 1939/1974-009 | 1939/1974-009 | 1939/1974-009 | 1939/1974-009 | 1939/1974-009 | 1939/1974-009 | 1939/1974-009 | 1939/1974-009 | 1939/1974-009 | 1939/1974-009 | 1939/1974-009 | 1939/1974-009 | 1939/1974-009 | 1939/1974-009 | 1939/1974-009 | 1939/1974-009 | 1939/1974-009 | 1939/1974-009 | 1939/1974-009 | 1939/1974-009 | 1939/1974-009 | 1939/1974-009 | 1939/1974-009 | 1939/1974-009 | 1939/1974-009 | 1939/1974-009 | 1939/1974-009 | 1939/1974-009 | 1939/1974-009 | 1939/1974-009 | 1939/1974-009 | 1939/1974-009 | 1939/1974-009 | 1939/1974-009 | 1939/1974-009 | 1939/1974-009 | 1939/1974-009 | 1939/1974-009 | 1939/1974-009 | 1939/1974-009 | 1939/1974-009 | 1939/1974-009 | 1939/1974-009 | 1939/1974-009 | 1939/1974-009 | 1939/1974-009 | 1939/1974-009 | 1939/1974-009 | 1939/1974-009 | 1939/1974-009 | 1939/1974-009 | 1939/1974-009 | 1939/1974-009 | 1939/1974-009 | 1939/1974-009 | 1939/1974-009 | 1939/1974-009 | 1939/1974-009 | 1939/1974-009 | 1939/1974-009 | 1939/1974-009 | 1939/1974-009 | 1939/1974-009 | 1939/1974-009 | 1939/1974-009 | 1939/1974-009 | 1939/1974-009 | 1939/1974-009 | 1939/1974-009 | 1939/1974-009 | 1939/1974-009 | 1939/1974-009 | 1939/1974-009 | 1939/1974-009 | 1939/1974-009 | 1939/1974-009 | 1939/1974-009 | 1939/1974-009 | 1939/1974-009 | 1939/1974-009 | 1939/1974-009 | 1939/1974-009 | 1939/1974-009 | 1939/1974-009 | 1939/1974-009 | 1939/1974-009 | 1939/1974-009 | 1939/1974-00

CERTIFICATE OF OWNER

STATE OF TEXAS: COUNTY OF WEBB:

I, OWER OF TOP LAND HIGHD FLAT AND DESCRIATED HERER AS HARDEN HILLS SUBDIVISION, PRASE LAT REDIRECTOR FRAME HARD HELDS COUNTY OF THE LAND SHOWN HILLS SUBDIVISION, PRASE LAT REDIRECTOR FRAME AND COUNTY OF THERE, TEXAS, AND WHOSE NAME IS DRAWS, EXEMENTS AND PUBLIC PLACES THEREON SHOWN FOR THE PURPOSE AND CONSIDERATION THERE IN PRESENT AND THE PURPOSE AND CONSIDERATION THERE IS NOT THE PURPOSE AND CONSIDERATION THE PURPOSE AND CONSIDERATION THERE IS NOT THE PURPOSE AND CONSIDERATION THE PUR

STATE OF TEXAS: COUNTY OF WEBB:

BEFORE ME, THE UNDERSONED AUTHORITY, ON THIS DAY PERSONALLY APPEARD

SUBSCRIED TO THE FORCOMO INSTRUMENT AND ACKNOWLEDGED TO ME THAT ELECTRICE THE SAME
FOR THE PURPOSES AND CONSIDERATION THERED STATED, GIVEN MY HAND AND SEAL OF OFFICE THIS
DAY OF

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

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 ______ THE MINUTES OF SAID MEETING REFLECT SUCH APPROVAL.

____/__/__ VANESSA GUERRA ACTING PLANNING DIRECTOR

PLANNING COMMISSION APPROVAL

ERASMO A. VILLARREAL - CHAIRMAN DATE

PLAT-APPROVAL CITY ENGINEER

I HAVE REVIEWED THIS PLAT AND ACCOMPANYING CONSTRUCTION DRAWINGS IDENTIFIED I HAVE KENDEMED HIS JULIA AND ACCUMPANTING CONSTITUCION DIVANNOS DEPIMIED AS HARMONY HILLS SUBBLIVISION, PHASE I AT RODRIGUEZ RANCH CITY OF LAREDD, TEXAS, PREPARED BY BERNAL F, SLIGHT, REGISTERED PROFESSIONAL ENGINEER, NO. 77991 AND DATED THE ____ DAY OF ____ 2019, AND HAVE FOUND THEM IN COMPLIANCE WITH THE SUBDIVISION ORDINANCE OF THE CITY OF LAREDD, TEXAS.

RAMON CHAVEZ P.E. DATE
CITY ENGINEER

CERTIFICATE OF SURVEYOR

I, THE UNDERSIGNED, A REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF TEXAS, HERBEY CERTEY 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 MOUMENTS SHOWN THER WHERE FOUND OR WILL BE PROPERTY PLACED UNDER MY SUPERVISION.

RERNAL F. SLIGHT, R.P.L.S. No. 5328 DATE

CERTIFICATE OF ENGINEER

STATE OF TEXAS:

I, HERBY CERTIFY THAT PROPER ENGINEERING CONSERRATION HAS BEEN GIVEN THIS PLAT TO THE MATTERS OF STREETS, LOTS WATER, SERRE AND THIS PLAT CONFORMS TO ALL THE REQUIREMENTS OF THE SUBMISSION ORDINANCE, EXCEPT FOR THOSE VARIANCES THAT MAY HAVE BEEN GRANTED BY THE PLANNING COMMISSION OF THE CITY.

REPNAL E SLIGHT No. 77981

CERTIFICATION OF COUNTY CLERK

FILED OF RECORD AT ___O'CLOCK__.M. ON THE___DAY OF___ DEPUTY:____ COUNTY CLERK WEBB COUNTY, TEXAS STATE OF TEXAS:

AT___O'CLOCK _.M. IN VOLUME ____, PAGE(S)_ OF SAID COUNTY. __ OF THE MAP RECORDS

> DEPUTY COUNTY CLERK WEBB COUNTY, TEXAS

SITE KRLIM "K-1" TRACT

NOTES: 1.) DRIVEWAYS, SIDEWALKS AND TREES WILL BE INSTALLED AT THE

TIME OF ISSUANCE OF BUILDING PERMITS IN ACCORDANCE WITH THE LAREDO LAND DEVELOPMENT CODE.

3.) SETBACK LINES INDICATED ON THE PLAT SHALL BE FOR REFERENCE ONLY, THE SETBACK SHALL BE DETERMINED BASED THE CURRENT ZONING IN ACCORDANCE TO SECTION 24.77.1 OF THE LAREDO LAND DEVELOPMENT CODE.

LEGEND

DESCRIPTION -FOUND 1/2" IRON ROD -SET 1/2" IRON ROD -SET "2" MARK IN CONCRETE

LOCATION MAP

SIZE) SIZE) SCALE 99 £ £ GRAPHIC

9

(11x17): (24x36):

DERATION PRELIMINARY
NY HILLS SUBDIVISION
PHASE SASSES SA divide in rece of the stated in Perceix 20, care of organic content of perceix 20, care of organic content or perceix 21, electrical 49, Leonardo Carelo colginal content and 21, electrical 49, Leonardo Carelo colginal content and 21, electrical 49, Leonardo Carelo C 1,679,267 Garcia O e, Webb Zertuche ď AT I 5 Acre Tro ct 48, Bar Original hy Rod

ECONSIDER HARMONY H A 38.55 A Abstract 4 Garcia Ori owned by DRAWN BY: B.F.S. CHECKED BY: B.F.S.

10

RAWN DATE: JAN 17 202 LOTTED DATE:

JOB No. MAR DS 5 6
FILE NAME S
STATUS: dry of 72 people o RECEIVE REVISED DATE:

100 mg SCALE: (24"x36 HOR: 1"=100' VER. SCALE: (11"x17") SHEET HOR: 1"=200' VER.

3 of 3

LOT AREAS BLOCK 1 BLOCK 4 BLOCK 5 BLOCK 6 BLOCK 7 BLOCK 8 BLOCK 11 BLOCK 12 BLOCK 13

L	OT# AREA	LOT#	AREA SF	LOT#	AREA SF	LOT#	AKEA SF	LOI#	AREA SE	LOT#	AREA SF	LOT#	AREA SE	LOT#	AREA SE	LOI#	AREA SF	LOT#	AREA	LOT#	AREA
\Box	57 5460	16	6352	16	5983	1	6078	1	6494	1	7172	1	5867	26	5290	1	5867	26	5175	1	6033
Γ	58 6361	17	6146	17	5520	. 2	5640	2	6284	2	7385	2	5290	27	5290	2	5290	27	5175	2	5290
	59 1730	18	6161	18	5520	- 3	5640	3	5980	3	6899	3	5290	28	5290	3	5290	28	5290	3	5290
_		19	5695	19	5405	4	5640	4	6021	4 -	6248	4	5290	29	5290	4	5290	29	5290	4	5290
		20	5750	20	5405	5	5640	5_	7883	5	5760	5	5290	30	5290	5	5290	30	5290	5	5290
		21	5405	21	5290	6	5640	6	8266	6	5760	6	5290	31	5290	6	5290	31	5290	6	5290
		22	5290	22	5290	7	5640	7	5880	7	5760	. 7	5290	32	5290	7	5290	32	5290	7	5290
		23	5405	23	5290	8	5640	8	5880	8	5760	8	5290	33	5290	8	5290	33	5290	8	5290
		24	5405	24	5290	9	5640	9_	5880	9	6247	9	5290	34	5290	9	5290	34	5290	9	5290
		25	5405	25	5290	10	5640	10_	5880			10	5290	35	5290	10	5290	35	5290	10	5290
		26	5405	26	5290	11	5640	11	5880	1		11	5290	36	5290	11	5290	36	5290	11	5290
		27	5405	27	5405	12	5640	12	5880			12	5290	37	5290	12	5290	37	5290	12	5290
		28	5405	28	5520	13	5640	13	5880			13	5290	38	5290	13	5290	38	5290	1.3	5290
		29	5405	29	5520	14	5640	14	5880	1		14	5290	39	5290	14	5290	39	5290	14	5405
		30	5982	30	5982	15	6128	15	6720	1		15	5290	40	5290	15	5290	40	5290	15	5405
						16	6127	16	6247			16	5290	41	5290	16	5175	41	5290	16	5405
						17	5640	17	5760			17	5290	42	5868	17	5175	42	5868	17	5405
						18	5640	18	5760	1											
						19	5640	19	5760												
						20	5640	20_	5760												
						21	5640	21	5760	1											

Meeting Date: 03/02/2023

Staff Source: Orlando Navarro, Planning Director

Staff Source: Luis D. Vazquez, Planner I APPLICANT: Itara, Inc. ENGINEERING:

Howland Engineering &

Surveying, Co.

REQUEST:

Final consideration of the plat of North Webb Industrial Park, Phase III - Part A. The intent is industrial.

PL-103-2023

District VII - Cm. Vanessa Perez

SITE:

This 48.438-acre tract is located west of Interstate Highway 35 and Evolution Loop, and north of Beltway Parkway. The zoning for this 7-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:

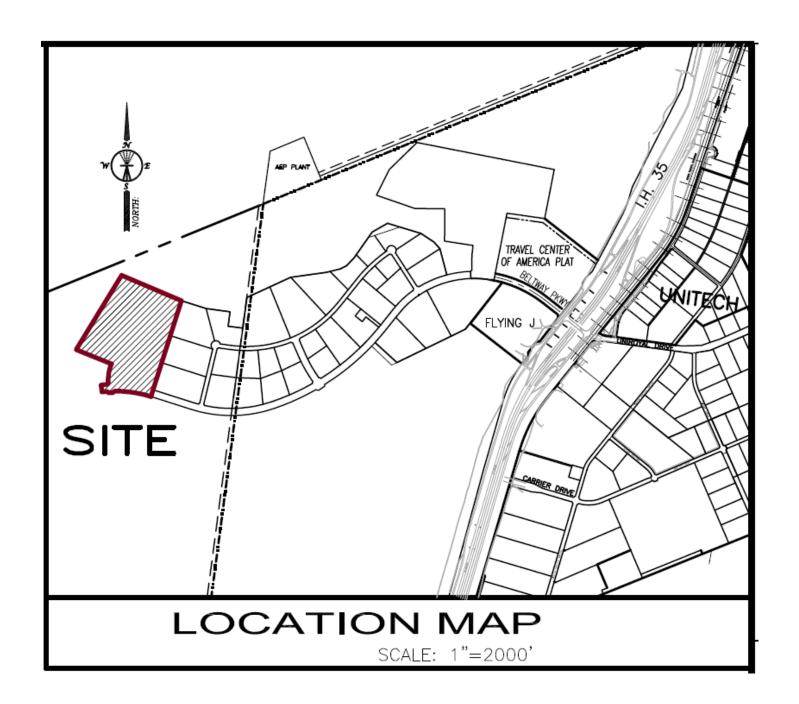
<u>N/A</u>

Attachments

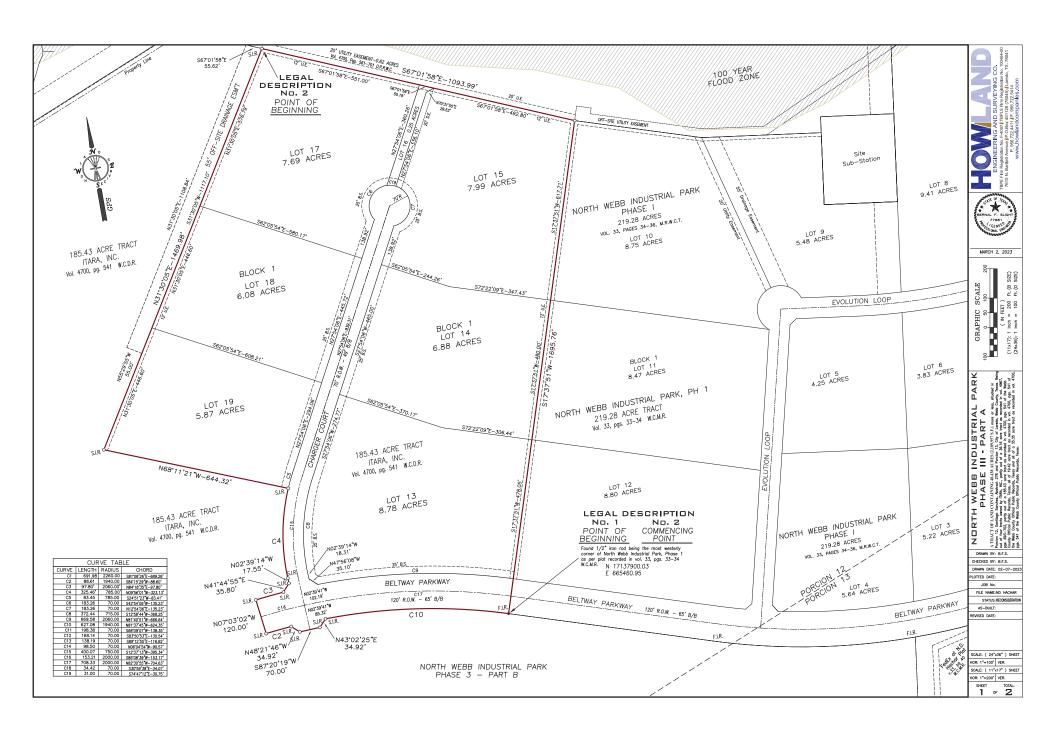
Vicinity Map

Plat Notes

Plat Exhibit



- 1.) SET IRON RODS SHOWN HEREON ARE CAPPED WITH YELLOW PLASTIC SURVEY CAPS MARKED "HOWLAND SURVEYING".
- 2.) DRIVEWAYS, SIDEWALKS AND TREES WILL BE INSTALLED AT THE TIME OF ISSUANCE OF BUILDING PERMITS IN ACCORDANCE WITH THE LAREDO LAND DEVELOPMENT CODE.
- 3.) ALL CURB CUTS SHALL COMPLY WITH THE TRANSPORTATION ELEMENT OF THE CITY OF LAREDO COMPREHENSIVE PLAN.
- 4.) OFF—SITE DRAINAGE EASEMENTS ARE SUBJECT TO "MAINTENANCE AND MONITORING AGREEMENT" BETWEEN THE CITY OF LAREDO AND WEBB COMMERCIAL DEVELOPMENT, INC.; SAID AGREEMENT DATED ______ AND RECORDED IN VOLUME ____, PAGES _____, OFFICIAL PUBLIC RECORDS OF WEBB COUNTY, TEXAS.
- 5.) THE BASE FLOOD ELEVATIONS (B.F.E.) WERE OBTAINED FROM THE HACHAR RANCH FLOOD STUDY HYDROLOGIC AND HYDRAULIC ANALYSIS BY ESPEY CONSULTANTS, INC. PROJECT NO. 8042.00 DATED ON AUGUST 18, 2008.
- 6.) LOT 16, BLOCK 1 ARE UN-INHABITABLE LOTS AND HAS AN UTILITY EASEMENT ON THE ENTIRE LOT.



CERTIFICATE OF OWNER STATE OF TEXAS: COUNT OF WEBB: I, IRMA GARZA, AS VICE PRESIDENT OF "ITARA, INC.," OWNER OF THE LAND SHOWN ON THIS PLAT, AND DESIGNATED HEREIN AS NORTH WEBB INDUSTRIAL PARK, PHASE III — PART A IN THE CITY OF LAREDO, COUNTY OF WEBB, TEXAS, AND WHOSE NAME IS SUBSCORBED HEREIN HEREIN DID HEREIN DEDICATE TO USE OF THE PUBLIC POREVER ALL STREETS, DRAWS, EASEMENTS ON PUBLIC PLACES THEREON SHOWN FOR THE PURPOSE AND CONSIDERATION THEREIN EXPRESSED. --- DATE IRMA GARZA STATE OF TEXAS: COUNTY OF WEBB: BEFORE ME. THE UNDERSIGNED AUTHORITY, ON THIS DAY PER NOTARY PURIC IN AND FOR THE WERR COUNTY TEXAS MY COMMISSION EXPIRES:_ STATE OF TEXAS: COUNTY OF WEBB: BERNAL F. SLIGHT No. 77981 STATE OF TEXAS: COUNTY OF WEBB PLAT-APPROVAL CITY ENGINEER I HAVE REVIEWED THIS PLAT AND ACCOMPANYING CONSTRUCTION DRAWINGS DENHIED AS NORTH WEBB INDUSTRIAL PARK, PHASE IMPACT A CITY OF LAREDO, TEXAS, PREPARED OF BETWARD STANDING TO STANDING THE CONTROL OF THE ____/___/___ PLANNING COMMISSION APPROVAL DATE ---/---ERASMO VILLARREAL, CHAIRMAN ATTESTMENT OF PLANNING COMMISSION APPROVAL CERTIFICATION OF COUNTY CLERK FILED OF RECORD AT O'CLOCK M. ON THE DAY OF 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 FORGOING INSTRUMENT DATED THE _____ DAY OF _____ 2017, WITH ITS CERTIFICATE OF AUTHENTICATION WAS TELLO FOR RECORD IN MY OFFICE ON THE _____ DAY OF _____ 2015 AT__O'CLOCK _M. IN VOLUME ____, PAGE(S)_____ OF THE MAP RECORDS OF SAID COUNTY.

COUNTY CLERK DATE
WEBB COUNTY, TEXAS

DEPUTY

LEGAL DESCRIPTION No. 1 NORTH WEBB INDUSTRIAL PARK, PHASE III - Part A 48 438 ACRE OPTION TRACT

A TRACT OF LAND CONTAINING 48.438 ACRES (2,109,957 S.F.), more or less, situated in Porcion 12 Sanitiago Sanchez Abstract 278 and Porcion 13 City of Laredo Webb County Texas Being out of four tracts owned by ITARA, INC., partly out of a 36.16 acre tract as recorded in vol. 4967, pgs. 693-702, partly out of a 185.43 acre tract as recorded in vol. 4700, pgs. 541 of the Webb County Official Public Records, Texas, all of 19.42 acre tract as recorded in vol. 4700, pgs. 541 of the Webb County Official Public Records, Texas and all of a 35.35 acre tract as recorded in vol. 4700, pgs. 541 of the Webb County Official Public Records, Texas. This 48.438 acre tract of being more particularly described as follows:

BEGINNING at a found 1/3" iron rod being the most westerly corner of North Webb Industrial Park, Phase I as recorded in vol. 33, pgs. 34-36 of the Webb County Map Records, Texas, for an exterior corner of this tract being on a curve having a radius of 1940.00 feet, a chord of N 81°37'45" W - 624.35 feet, with coordinates of (N: 17,137,900.03, E: 665,460.95) and the TRUE POINT OF BEGINNING;

THENCE, along said curve left an arc length of 627.08 FEET to a set 1/2" iron rod for corner clip hereof;

THENCE, S 43°02'25" W, a distance of 34.92 FEET to a set 1/2" iron rod for a corner clip hereof:

THENCE, S 87°20'19" W, a distance of 70.00 FEET to a set 1/2" iron rod for a corner clip hereof;

THENCE, N 48°21'46" W, a distance of 34.92 to a set 1/2" iron rod being on a curve having a radius of 1940.00 feet, a chord of S 84°15'28" W - 88.60 feet;

THENCE, along said curve an arc length of 88.61 FEET to a set 1/2" iron rod, for an exterior corner hereof;

THENCE, N 07°03'02" W, a distance of 120.00 FEET to a set 1/2" iron rod, being on a curve having a radius of 2060.00 feet and a Chord of N 84°18'35" E- 97.80 FEET:

THENCE, along said curve an arc length of 97.80 FEET to a set 1/2" iron rod, for a corner clip hereof;

THENCE, N 41°44'55" E, a distance of 35.80 FEET to a set '/2" iron rod being on a curve having a radius of 785.00, a chord of N 09°56'01" E - 323.13 feet, for a corner clip hereof;

THENCE, along said curve an arc length of 325.46 FEET to a set 1/2" iron rod, for an interior corner hereof;

THENCE, N 68°11'21" W, a distance of 644.32 FEET to a set 1/2" iron rod, for an exterior corner hereof;

THENCE, N 31°30'05" E, a distance of 1469.98 FEET to a set 1/2" iron rod being on the northeast boundary line of said

THENCE, S 67°01'58" E. along said 185.43 acre boundary line, a distance of 1093.99 FEET to a found '/e" iron rod being an exterior corner of said 185.43 acre tract and the northwest corner of said North Webb Industrial Park, Phase I,

THENCE, S 17°37'51" W, along said 185.43 acre tract also the west boundary line of said North Webb Industrial Park, Phase I, a distance of 1695.76 FEET to the point of beginning for this 48.438 acre tract of land, more or less.

Basis of bearing according to Grid North, Texas State Plane Coordinate System, South Zone, Nad 1983.

LEGAL DESCRIPTION No. 2

55' OFF-SITE DRAINAGE EASEMENT 1.41 ACRES

A TRACT OF LAND CONTAINING 1.41 ACRES, more or less, situated in Porcion 12, Sanitiago Sanchez, Abstract 278 and Porcion 13, , City of Laredo, Webb County, Texas, Being out of a 185.43 acre tract of land owned by ITARA. INC as per deed recorded in vol. 4700, pages 541 and a 3.6.16 acre tract of land owned by ITARA, INC as per deed in vol. 4967, pgs. 693-702 of the Webb County Deed Records, Texas. This 1.41 acre tract of being more particularly described as follows:

COMMENCING BEGINNING at a found ½" iron rod being the most westerly corner of North Webb Industrial Park, Phase I as recorded in vol. 33, pgs. 34-36 of the Webb County Map Records, Texas, (N: 17,137,900.03, E: 665,460.95), Thence, N 13°35'0.3" W-2101.78 feet to the most northerly corner of this 48.438 acre tract as describ in Legal Description No. 1 for the northeast corner of this tract and the TRUE POINT OF BEGINNING:

THENCE, S 31°30'05" W, a ditance of 1117.10 feet to an exterior corner

THENCE, N 55°29'55" W, a distance of 55.00 feet to an exterior corner hereof;

THENCE, N 31°30'05" E, a distance of 1108.84 feet to the northwest corner of

THENCE, S 67°01'58" E. a distance of 55.62 feet to an exterior corner hereof

SITE LOCATION MAP

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.

5.) THE BASE FLOOD ELEVATIONS (B.F.E.) WERE OBTAINED FROM THE HACHAR RANCH FLOOD STUDY HYDROLOGIC AND HYDRAULIC AMALYSIS BY ESPEY CONSULTANTS, INC. PROJECT NO. 8042.00 DATED ON JAIJUST 18, 2008.

6.) LOT 16, BLOCK 1 ARE UN-INHABITABLE LOTS AND HAS AN UTILITY EASEMENT ON THE ENTIRE LOT.

SCALE: 1"=2000" 1.) SET IRON RODS SHOWN HEREON ARE CAPPED WITH YELLOW PLASTIC SURVEY CAPS MAR "HOMLAND SURVEYING".

MARCH 2, 2023

GRAPHIC

PARK Texas. B ol. 4967. y Webb 541 of vol. 470 DRTH WEBB INDUSTRIAL PART A
PHASE III - PART A
CI OLANCAINING 443 AGRIS (1989 ST.), for a creat, being being, being being a straight of the control of the c

A TRACT OF LAND C Percion 12, Santiago Sa out of four brotts owner pgs. 635-702, partly ou County Official Public Re the Weeb County Official pgs. 541 of the Weeb C

DRAWN BY: B.F.S.

CHECKED BY: B.F.S. DRAWN DATE: 02-07-20 LOTTED DATE: JOB No.

FILE NAME:ND HACHAR

STATUS: RECONSIDERAL AS-BUILT: REVISED DATE:

SCALE: (24"x36") SHEET

HOR: 1"=100" VER. SCALE: (11"x17") SHEET HOR: 1"=200" VER.

SHEET OF

OWNERS INFO:

ITARA, INC. 7615 N. BARTLETT AVE. 956-722-4411

Meeting Date: 03/02/2023

Staff Source: Orlando Navarro, Planning Director

Staff Source: Luis D. Vazquez, Planner I APPLICANT: Itara, Inc. ENGINEER: Howland

Engineering & Surveying, Co.

REQUEST:

Final consideration of the plat of North Webb Industrial Park, Phase III - Part B. The intent is industrial.

PL-104-2023

District VII - Cm. Vanessa Perez

SITE:

This 107.012-acre tract is located west of Highway 35 and south adjacent to Beltway Parkway. The zoning for this 13-lot development is M-1 (Light Manufacturing District). This tract is located in District VII - Cm. Vanessa Perez.

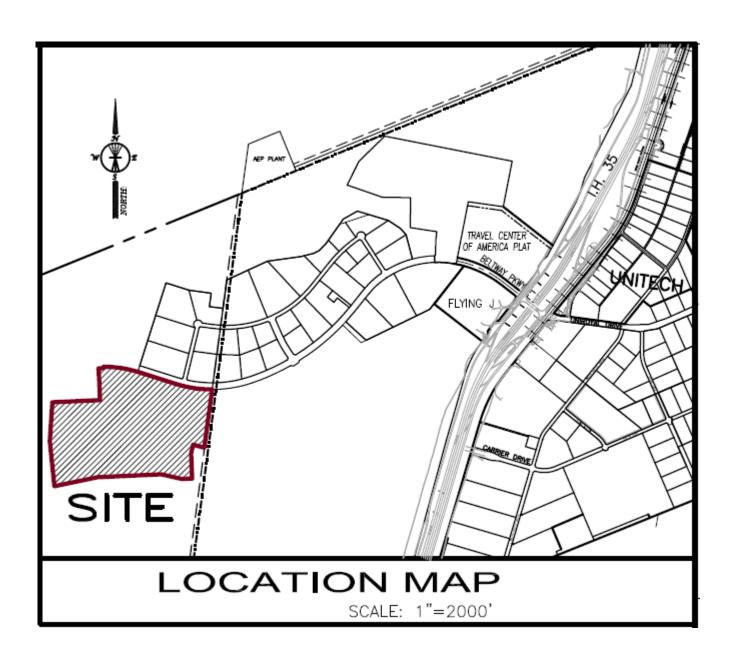
PROPOSED ACTION:

APPROVAL

NOTICE TO THE DEVELOPER:

N/A

	Attachments	
Vicinity Map		
Plat Notes		
Plat Exhibit		



- 1.) SET IRON RODS SHOWN HEREON ARE CAPPED WITH YELLOW PLASTIC SURVEY CAPS MARKED "HOWLAND SURVEYING".
- 2.) DRIVEWAYS, SIDEWALKS AND TREES WILL BE INSTALLED AT THE TIME OF ISSUANCE OF BUILDING PERMITS IN ACCORDANCE WITH THE LAREDO LAND DEVELOPMENT CODE.
- 3.) ALL CURB CUTS SHALL COMPLY WITH THE TRANSPORTATION ELEMENT OF THE CITY OF LAREDO COMPREHENSIVE PLAN.
- 4.) OFF—SITE DRAINAGE EASEMENTS ARE SUBJECT TO "MAINTENANCE AND MONITORING AGREEMENT" BETWEEN THE CITY OF LAREDO AND WEBB COMMERCIAL DEVELOPMENT, INC.; SAID AGREEMENT DATED ______ AND RECORDED IN VOLUME _____, PAGES _____, OFFICIAL PUBLIC RECORDS OF WEBB COUNTY, TEXAS.
- **5.)** THE BASE FLOOD ELEVATIONS (B.F.E.) WERE OBTAINED FROM THE HACHAR RANCH FLOOD STUDY HYDROLOGIC AND HYDRAULIC ANALYSIS BY ESPEY CONSULTANTS, INC. PROJECT NO. 8042.00 DATED ON AUGUST 18, 2008.
- 6.) LOT 7, BLOCK 2 IS UN-INHABITABLE LOTS AND HAS AN UTILITY EASEMENT ON THE ENTIRE LOT.
- 7.) LOT 3A, BLOCK 2 (0.88 ACRE TRACT) IS BEING DEDICATED TO THE CITY OF LAREDO WHICH HAS AN 16"0 WATER LINE WITHIN THIS PROPERTY TO BE ABLE TO CONTROL AND MAINTAIN THIS LINE.



CERTIFICATE OF OWNER

STATE OF TEXAS: COUNT OF WEBB:

IRMA GARZA, AS VICE PRESIDENT OF "ITARA, INC.," OWNER OF THE LAND SHOWN ON THIS LAT, AND DESIGNATED HERBIR AS NORTH HEBB ROUSINAL PARK, PRACE III.—PART BIN THE EMERY DEDICATE TO USE OF THE PUBLIC FOREMY ALL STREETS, LOT 34, BLOCK 2 DAS AGRE ONDEDFARION THEREIN EXPRESSED.

____/___/___ IRMA GARZA

STATE OF TEXAS: COUNTY OF WEBB:

NOTARY PUBLIC IN AND FOR THE WEBB COUNTY, TEXAS

BERNAL F. SLIGHT No. 77981

STATE OF TEXAS: COUNTY OF WEBB



PLAT-APPROVAL CITY ENGINEER

I HAVE REVIEWED THIS PLAT AND ACCOMPANYING CONSTRUCTION DRAWNOS DENTIFIED AS NORTH WEBB NOUSTRAL PARK, PHASE III — PART IS CITY OF AUCTION, TAXAS, PROMENDED IT BERNAL F. SLIGHT, REGISTERIOR PROFESSIONAL PROPERTY OF A PART OF THE CONTROL OF A PART OF THE LAST REVISED DATE ON HIS THE LOW OF THE LAST REVISED DATE ON THE LAST REVISED THE LAST REVISED. THE LAST REVISED THE LAST

RAMON CHAVEZ, P.E. CITY ENGINEER

THIS PLAT OF NORTH WEBB INDUSTRIAL PARK, PHASE III - PART B, 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

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 _______ 2019. THE MINUTES OF SALD MEETING REFLECT SUCH APPROVAL.

. DATE

CERTIFICATION OF COUNTY CLERK

FILED OF RECORD AT ____O'CLOCK___M. ON THE___DAY OF______, 2019 COUNTY OF WEBB: AT___O'CLOCK _.M. IN VOLUME ____, PAGE(S)__ OF SAID COUNTY. __ OF THE MAP RECORDS DEPUTY

WEBB COUNTY, TEXAS

LEGAL DESCRIPTION

NORTH WEBB INDUSTRIAL PARK, PHASE III - PART B

107.012 ACRE OPTION TRACT

A TRACT OF LAND CONTAINING 107.012 ACRES (4,661,454 S.F.), more or less, situated in Porcion 12, Sanitiago Sanchez, Abstract 278 and Porcion 13, City of Laredo, Webb County, Texas. Being out of four tracts owned by ITARA, INC., partly out of a 50.65 acre tract as recorded in vol. 4967, pgs. 693-702, partly out of a 185.43 acre tract as recorded in vol. 4700, pgs. 541 of the Webb County Official Public Records, Texas, all of 19.42 acre tract as recorded in vol. 4700, pgs. 541 of the Webb County Official Public Records, Texas and all of a 35.35 acre tract as recorded in vol. 4700, pgs. 541 of the Webb County Official Public Records, Texas. This 107.012 acre tract of being more particularly described as follows:

BEGINNING at a found 1/2" iron rod being the most westerly corner of North Webb Industrial Park, Phase I as recorded in vol. 33, pgs. 34-36 of the Webb County Map Records, Texas, for an interior corner of this tract with coordinates of (N: 17.137.900.03. E: 665.460.95) and the TRUE POINT OF BEGINNING:

THENCE, S 72°22'09" E, along the southern boundary line of said North Webb Industrial Park, Ph. 1, 219.28 acre tract also being the south right of way line of Beltway Parkway, a distance of 703.74 FEET to a point on a curve having a radius of 2260.00 feet, chord of S81°08'26"E-689.28 feet;

THENCE, along said curve continuing along said 219.28 acre tract and into said 81.10 acre tract an arc length of 691.98 FEET to a found 1/2" iron rod being on the south right of way line of Beltway Parkway and being the northwest corner of FedEx At N.D. Hachar Plat as recorded in vol.33, pg. 40 of the Webb County Map Records, Texas same point being on the west side of Utility Easement being 3.55 Acres as recorded in volume 2677, pages 774-782W.C.D.R., for an

THENCE, S 07°38'40" W, along said west FedEx Boundary Line, a distance of 1068.43 FEET to Found 1/2" iron rod being the common corner for said 185.43 acre, 19.42 acre & 35.35 acre tracts for an exterior corner hereof;

THENCE, N 74°46'44" W, along the 35.35 acre boundary, a distance of 211.74 FEET to a found 1/2" iron rod, for an

THENCE, S 12°53'51" W, along the 35.35 acre boundary, a distance of 164.26 FEET to a found 1/2" iron rod, for a

THENCE, S 02°32'41" E, continuing along said 35.35 acre tract, a distance of 455.54 FEET to a found 1/2" iron rod, for

THENCE, S 87°27'19" W, continuing along same 35.35 acre tract, a distance of 187.16 FEET to a found 1/2" iron rod, for a deflection point hereof:

THENCE, N 77°06'09" W, along same boundary line, a distance of 382.71 FEET to a found 1/2" iron rod, for a deflection point hereof;

THENCE, S 87°20'19" W, along same, a distance of 1163.98 FEET to a found 1/2" iron rod, for a deflection point hereof;

THENCE, S 78°08'56" W, along same 35.35 acre tract boundary, a distance of 797.52 FEET to a found 1/2" iron rod,

THENCE, N 05°50'00" W, along same, a distance of 823.51 FEET to a found ½" iron rod being a deflection point of said 19.42 acre and 36.16 acre tracts, for a deflection point hereof:

THENCE, N 03°51'09" E. a distance of 707.78 FEET to a set 1/2" iron rod being on the common property line of said 36.16 acre and 185.43 acre tracts, .for an exterior corner hereof:

THENCE, N 87°20'19" E. a distance of 866.76 FEET to a set \(\frac{1}{2} \) iron rod for an interior corner hereof:

THENCE, N 02°39'41" W, a distance of 575.21 FEET to a set 1/2" iron rod for a corner clip hereof;

THENCE, N 87°20'19" E, a distance of 70.00 FEET to a set 1/2" iron rod being a corner clip hereof;

THENCE, N 43°02'25" E, a distance of 34.92 FEET to a set 1/2" iron rod being on a curve having a rasius of 1940.00 feet, a chord of S 81°37'45" E - 624.35 feet;

THENCE, along said curve an arc length of 627.08 FEET to the point of beginning for this 107.012 acre tract of land,

Basis of bearing according to Grid North, Texas State Plane Coordinate System, South Zone, Nad 1983.

LEGAL DESCRIPTION

75' OFF-SITE DRAINAGE EASEMENT 2.05 ACRES

A TRACT OF LAND CONTAINING 2.05 ACRES, more or less, situated in Porcion 12, Sanitiago Sanchez, Abstract 278 and Porcion 13, , City of Laredo, Webb County, Texas. Being out of a 185.43 acre tract of land owned by ITARA, weed County, Texas, being out of a 183-43 acre tract of land owned by HAK/ INC as per deed recorded in vol. 4700, pages 541 and a 36.16 are tract of land owned by ITARA, INC as per deed in vol. 4967, pgs. 693-702 of the Webb County Deed Records, Texas. This 2.05 acre tract of being more particularly described as follows:

COMMENCING at a found ½5" iron red being the most westerly corner of North Webb Industrial Park, Plante I as recorded in vol. 33, pgs. 34-56 of the Webb County Map Records, Texas, for interior corner of thirt new thir conditions of 60°F, 17.1379,000.1.
E. 665,400-95 Themes, S. 514/54! "W. a distance of 2014.67 for to a found 12" iron red being a deflection point of a 19-82 are rest may gar dead in volume 700°F, pg. 51 W.C.D.R. for a deflection point served and the TRUE POINT OF BEGINNING.

THENCE, S 05°50'00" E, a distance of 253.17 feet to an exterior corner hereof;

THENCE, N 72°07'52" W. a ditance of 81.81 feet to an exterior corner hereof:

THENCE, N 05°50'00" W, a distance of 226.60 feet to a deflection point hereof;

THENCE, N 03°51'09" E, a distance of 934.33 feet to an exterior corner hereof; THENCE, S 86°20'03" E. a distance of 75.00 feet to an exterior corner hereof:

THENCE, S 03°51'09" W, a distance of 928.22 feet to the point of beginning



LOCATION MAP

NOTES:

1.) SET IRON RODS SHOWN HEREON ARE CAPPED WITH YELLOW PLASTIC SURVEY CAPS MAP "HOWLAND SURVEYING".

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.

5.) THE BASE FLOOD ELEVATIONS (B.F.E.) WERE OBTAINED FROM THE HACHAR RANCH FLOOD STUDY HYDROLOGIC AND HYDRAULIC AMALYSIS BY ESPEY CONSULTANTS, INC. PROJECT NO. 8042.00 DATED ON JUGUST 18, 2008.

6.) LOT 7, BLOCK 2 IS UN-INHABITABLE LOTS AND HAS AN UTILITY EASEMENT ON THE ENTIRE

7.) LOT 3A, BLOCK 2 (0.88 ACRE TRACT) IS BEING DEDICATED TO THE CITY OF LAREDO WHICH HAS AN 16*9 WATER LINE WITHIN THIS PROPERTY TO BE ABLE TO CONTROL AND MAINTAIN THIS LINE.

CURVE TABLE							
CURVE	LENGTH	RADIUS	CHORD				
C1	691.98	2260.00	S81 08 26 E-689.28				
C2	88.61	1940.00	S84*15'29"W-88.60"				
C3	97.80	2060.00	N84'18'35"E-97.80"				
C4	325.46	785.00	N09'56'01'W-323.13'				
C5	83.45	785.00	S24'51'23'W-83.41'				
C6	183.26	70.00	S42'54'06'W-135.23'				
C7	183.26	70.00	N12'54'06"E-135.23"				
C8	372.44	715.00	S12'58'44"W-368.25"				
C9	669.58	2060.00	N81'40'51"W-666.64"				
C10	627.08	1940.00	N81'37'45"W-624.35"				
C11	198.38	70.00	S66'09'07'W-138.35				
C12	168.14	70.00	S83'50'53"E-130.54"				
C13	138.19	70.00	S89"12"55"E-116.82"				
C14	98.50	70.00	N06'04'54'W-90.57'				
C15	400.07	750.00	S12'37'13"W-395.34"				
C16	153.21	2000.00	S85'08'39"W-153.17"				
C17	708.33	2000.00	N82'30'55"W-704.63"				
C18	34.42	70.00	S30'59'38"E-34.07"				
C19	31.00	70.00	S74'47'12"E-30.75"				
C20	34.42	70.00	S30'59'38'E-34.07'				

SCALE: 1"=2000"

MARCH 2, 2023

SCALE 9.9 2 GRAPHIC

PAR ded in 1 enough (* 4967, Webb 541 of vol. 47/ TRIAL RT B Webb reco pgs. : vol. : INDUSTR III - PAR III - PAR III - PAR ond Pencies 13, 67 of tall you of o 3, 51 occur but took as recorded in val. 47 1942 one total on recorded

DRTH WEBB III
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Contain Official Palitic Recent of
1 by Webb Cown Official Palitic Recent A TRACT OF LAND C Percion 12, Santiago So out of four botts owner pgs. 635-702, partly ou County Official Public Re the Weeb County Official pgs. 541 of the Weeb C

DRAWN BY: B.F.S. CHECKED BY: B.F.S.

DRAWN DATE: 02-07-20 LOTTED DATE: JOB No.

FILE NAME:ND HACHAR STATUS: RECONSIDERA AS-BUILT:

OWNERS INFO: ITARA, INC. 7615 N. BARTLETT AVE. 956-722-4411

SCALE: (24"x36") SHEET HOR: 1"=100" VER. SCALE: (11"x17") SHEET HOR: 1"=200" VER.

EVISED DATE:

SHEET OF

Meeting Date: 03/02/2023

Staff Source: Orlando Navarro, Planning Director

Staff Source: Luis D. Vazquez, Planner I

APPLICANT: 4V Holdings, LTD. ENGINEER:

Porras Nance Engineering

REQUEST:

Final consideration of the plat of Cuatro Vientos East, Wright Ranch Subdivision, Phase VIII. The intent is residential.

PL-105-2023

District I - Cm. Gilbert Gonzalez and District III - Cm. Melissa R. Cigarroa

SITE:

This 13.70-acre tract is located east of Cuatro Vientos and south adjacent to Wright Ranch Boulevard. The zoning for this 66-development is R-1A (Single Family Reduced Area District). This tract is located in District I - Cm. Gilbert Gonzalez and District III - Cm. Melissa R. Cigarroa.

PROPOSED ACTION:

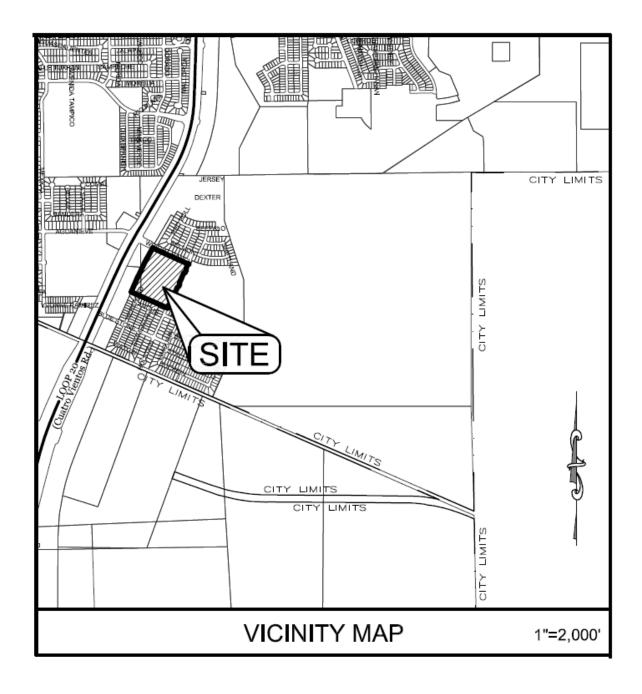
APPROVAL

Plat Exhibit

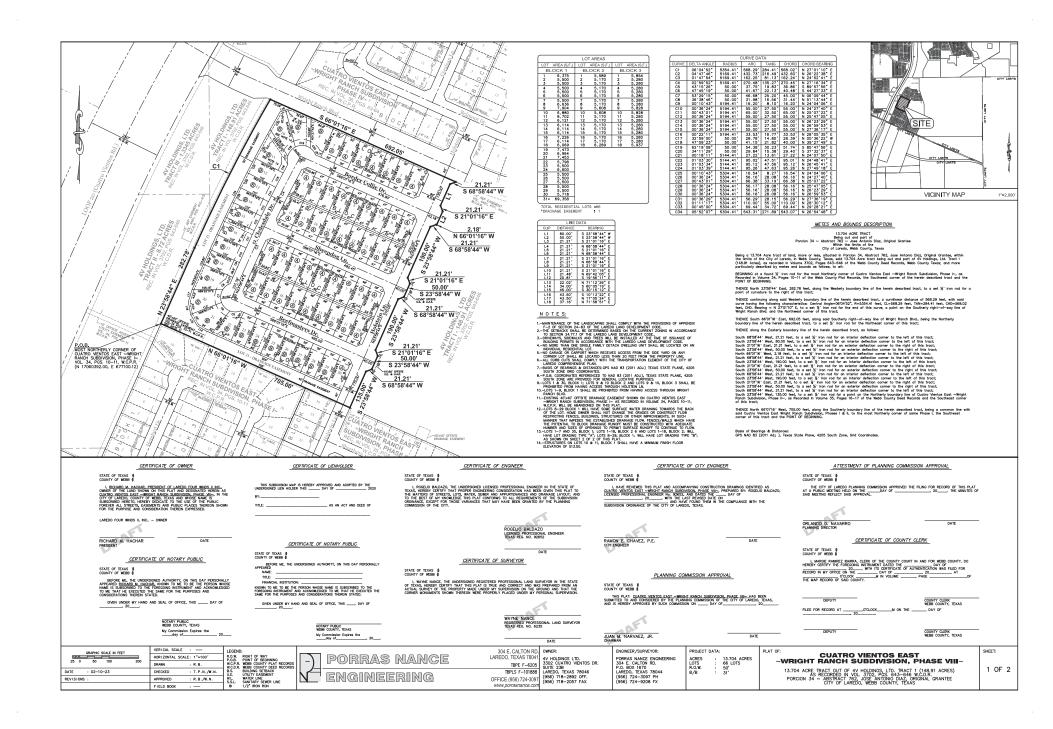
NOTICE TO THE DEVELOPER:

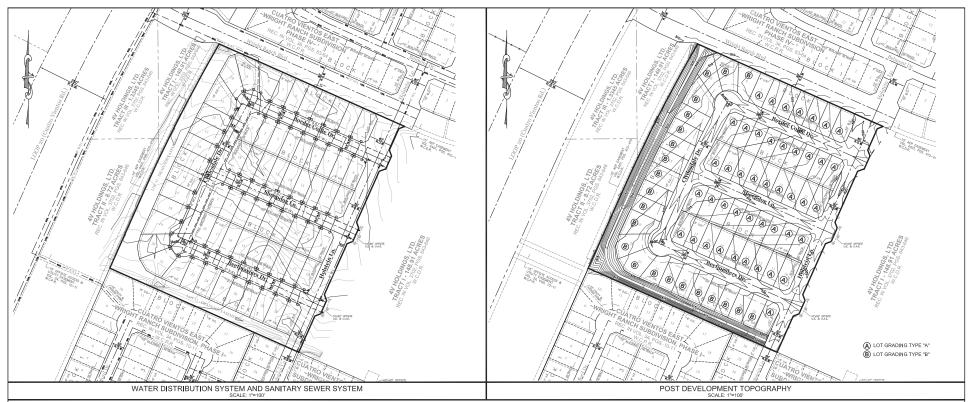
<u>N/A</u>

Attachments
Vicinity Map
Plat 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.—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 & 30, BLOCK 1; LOTS 9 & 10 BLOCK 2 AND LOTS 9 & 10, BLOCK 3 SHALL BE PROHIBITED FROM HAVING ACCESS THROUGH HOLSTEIN LN.
- 10.—LOTS 1—9, BLOCK 1 SHALL BE PROHIBITED FROM HAVING ACCESS THROUGH WRIGHT RANCH BLVD.
- 11.—EXISTING 40'x40' OFFSITE DRAINAGE EASEMENT SHOWN ON CUATRO VIENTOS EAST ~WRIGHT RANCH SUBDIVISION, PHASE I~ AS RECORDED IN VOLUME 34, PAGES 10—11, W.C.P.R. WILL BE ABANDONED ON THIS PLAT.
- 12.—LOTS 8—29 BLOCK 1 WLL HAVE SOME SURFACE WATER DRAINING TOWARDS THE BACK OF THE LOT. 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.
- 13.-LOTS 1-7 AND 30, BLOCK 1; LOTS 1-18, BLOCK 2 6 AND LOTS 1-18, BLOCK 2; WILL HAVE LOT GRADING TYPE "A"; LOTS 8-29, BLOCK 1; WILL HAVE LOT GRADING TYPE "B"; AS SHOWN ON SHEET 2 OF 2 OF THIS PLAT.
- 14.—STRUCTURES ON LOTS 10 & 11, BLOCK 1 SHALL HAVE A MINIMUM FINISH FLOOR ELEVATION OF 513.50.





Water Supply: Description, Costs and Operability Date

Investor supply: LessCription, Costs and Operations Vision.

Clear to Vision Seat a "Anylog Reach Solitation, Phase VIII" will be provided with potable water by the City of Laredo. The solidation and the City of Laredo have perined in solidation, and the City of Laredo have perined in solidation. The City of Laredo has portioned to provide sufficient to the City of Laredo has potable vision. The City of Laredo has 2 distincted on the Solidation of Laredo has 2 distincted in the City of Laredo has 2 distincted in the City of Laredo has 2 distincted vision in the surring along the East side of the editing right-city of Holdeito ha. (North and South City). The water specifies for Costar Vision East Advised plants of Laboration Plants (Inc.) and South City (Inc.) The water specifies for Costar Vision East City (Inc.) And Laboration Plants (Inc.) and South City (Inc.) and

The 6" lines, gate valves, MJ fittings, fire hydrants, the 1" dual service lines, the ½" single service lines, and the meter boxes have already been installed, at a total cost of \$489,907 or \$7.422.83 per lot. The subdivider has in addition paid the City of Larado the sum of \$50,190 which covers the cost per lot for the water availability and water annexation the sum of \$100.000 miles are consistent of the sum of \$100.0000 miles are consistent of the sum of

Sewer Facilities: Description, Costs and Operability Date

Sewor Facilities: Description, Costs and Operability Date
Sewage from Carely Month East - Willing Ranch Subdisholor, Prises VIII - will be disposed of firough the sankary severel
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shall be added to the City of Leeds of Leeds
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through individual services consisting of a Gameter display service for individual bits and a 6" dameter dual service lines no
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to pain of the Debris Selling in the Not of Center display service grade may be added to the Center display service grade may be added to the Center of the Center of

The 8" lines, the manches, the deax-outs, the 6" dual service lines, and the 6" single service lines have already been installed, as a total cost of \$390.473.36 or \$5.91.62 by the 10". The subdivider has in addition paid the City of Laredo the sum of \$34.375.41 which covers the cost per lot for the wastewater amencation fees and LUE's.

CERTIFICATE OF ENGINEER

STATE OF TEXAS & COUNTY OF WEBB &

CERTIFICATE OF UTILITIES DIRECTOR

STATE OF TEXAS & COUNTY OF WEBB &

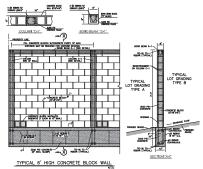
BY MY SIGNATURE BELOW, I CERTIFY THAT THE WATER AND SEWAGE SERVICE DESCRIBED ABOVE SHALL BE PROVIDED IN COMPLIANCE WITH THE MODEL RULES ADOPTED UNDER SECTION 16.343, WATER CODE.



TYPICAL LOT GRADING TYPE B -SLOPE WATES HIGH POINT (TYPICAL &

MOZE.

MOME BULDERS/HOME OWNERS SHALL NOT CHANGE THE GRADES OR CONSTRUCT FLOW RESTRICTING FENCES, BULDINGS, STRUCTURES OR OTHER IMPROVEMENTS IN SUCH A WAY TO MERGE OR CHANGE THE ESTRUCHED BULDINGS, STRUCTURES OR OTHER MERGEDON THE GRADING FLOW, FENCES/MULL SHOW ON HAVE THE POTENTIAL TO BRANKE FLOW FITTERM AS ROCKETED ON THE GRADE FLOW, FENCES/MULL SHOUL SHEET OF SOME OF THE STRUCTURE OF THE STR



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GRAPHIC SCALE IN FEET	VERICAL SCALE :				
	= [HORIZONTAL SCALE: 1"=100"			
25 0 50 100	200	DRAWN : R.B.			
DATE : 02-10-23		CHECKED : T.P.N./	W.N.		
REVISIONS :		APPROVED : R.B./W.	N.		

LEGEND:
R.O.W. RIGHT OF WAY
P.O.B. POINT OF BEGNNING
W.C.P.R. WEBS COUNTY PLAT ECORDS
W.C.P.R. WEBS COUNTY PEED RECORDS
U.C.D.R. WEBS COUNTY DEED RECORDS
U.C. UTILITY EASIMANT
W.L. WATER INE
S.S.L. SANITARY SHER LINE

4,72* RIGH RON



304 E. CALTON RD. LAREDO, TEXAS 78041

LAREDO, TEXAS 78041

TBPE F-6205

TBPLS F-101888 LAREDO, TEXAS 7804

OFFICE (966) 724-3097

WWW.DOTASSAROB.COM

(956) 718-2057 FAX

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 LOTS R.O.W. B/B	į	13.704 ACRES 66 LOTS 50' 31'

CUATRO VIENTOS EAST --WRIGHT RANCH SUBDIVISION, PHASE VIII-

13.704 AGRE TRACT OUT OF 4V HOLDINGS, LTD. TRACT 1 (148.91 AGRES)
AS RECORDED IN VOL. 3702, PGS. 643-646 W.C.D.R.
PORCION 34 ~ ABSTRACT 762, JOSE ANTONIO DIAZ, ORIGINAL GRANTEE
CITY OF LAREDO, WEBB COUNTY, TEXAS

SHEET: 2 OF 2

Meeting Date: 03/02/2023

Staff Source: Orlando Navarro, Planning Director

Staff Source: Luis D. Vazquez, Planner I APPLICANT: Killam Ranch Properties, LTD.

ENGINEERING: Mesquite

Engineering

REQUEST:

Final consideration of the plat of San Rafael Subdivision, Phase 2. The intent is governmental - Webb County Health Center.

PL-106-2023

District II Cm. Daisy Campos Rodriguez

SITE:

This 5.7498-acre tract is located south of San Rio Boulevard and west of U.S. Highway 83. The zoning for this 1-lot development is B-4 (Highway Commercial District) and R-1 (Single Family Residential District). The R-1 portion is currently in the rezoning process to a B-4. This tract is located in District II - Cm. Daisy Campos Rodriguez.

PROPOSED ACTION:

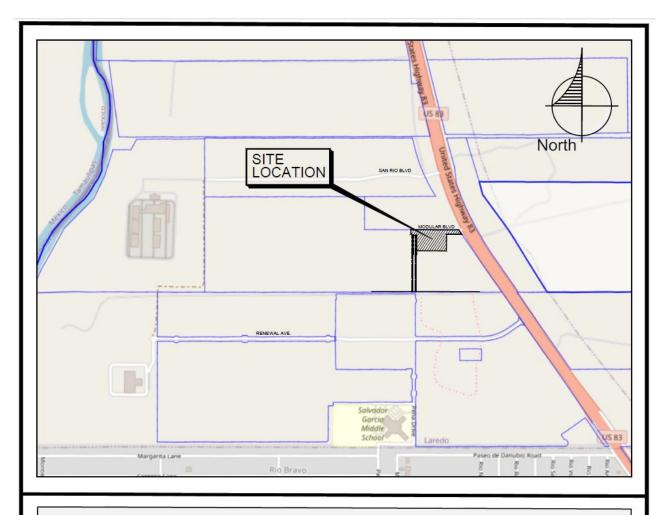
APPROVAL

NOTICE TO THE DEVELOPER:

N/A

	Attachments
einity Man	

Vicinity Map Plat Notes Plat Exhibit

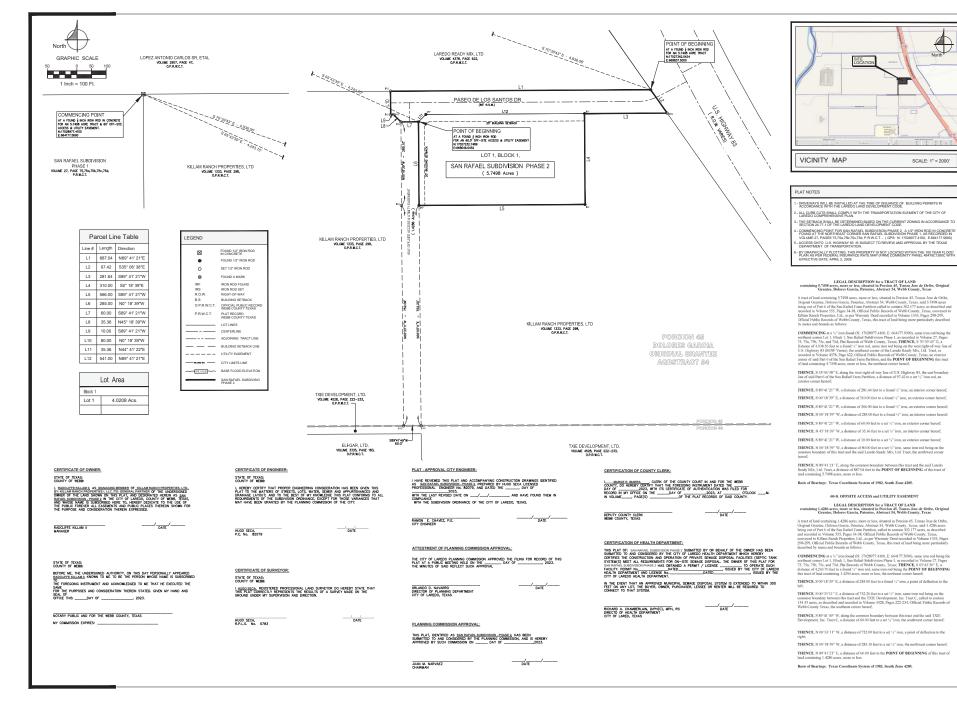


VICINITY MAP

SCALE: 1" = 2000'

PLAT NOTES

- DRIVEWAYS 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 SAN RAFAEL SUBDIVISION PHASE 2, A 1/2" IRON ROD IN CONCRETE FOUND AT THE NORTHEAST CORNER SAN RAFAEL SUBDIVISION PHASE 1, AS RECORDED IN VOLUME 27, PAGES 75,75a,75b,75c,75d, P.R.W.C.T. (GPS: N: 17028977.4100, E:664177.5690)
- 5.- ACCESS ONTO U.S. HIGHWAY 83 IS SUBJECT TO REVIEW AND APPROVAL BY THE TEXAS DEPARTMENT OF TRANSPORTATION.
- 6.- BY GRAPHICALLY PLOTTING, THIS PROPERTY IS NOT LOCATED WITHIN THE 100 YEAR FLOOD PLAIN AS PER FEDERAL INSURANCE RATE MAP (FIRM) COMMUNITY PANEL 48479C1390C WITH EFFECTIVE DATE: APRIL 2, 2008.







2 PHASE SUBDIVISION

I ME STATE ¥

FINAL PLAT

RAFAEL

SAN

1 of 1