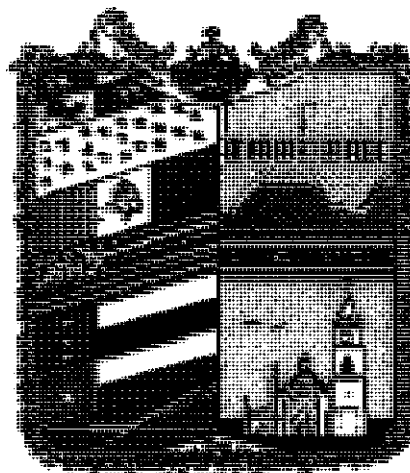


PLANNING & ZONING COMMISSION

AGENDA: JULY 2, 2015



LAREDO, TEXAS
1755

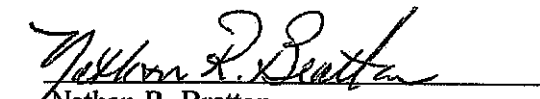
CITY OF LAREDO
PLANNING AND ZONING COMMISSION
NOTICE OF MEETING

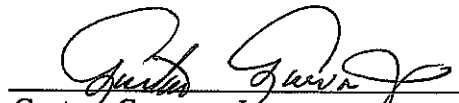
The City of Laredo Planning and Zoning Commission will convene in regular session open to the public at 6:00 p.m. on Thursday, July 2, 2015 in the City Council Chambers at City Hall, 1110 Houston Street, Laredo, Texas to consider the following:

- I. CALL TO ORDER
- II. ROLL CALL
- III. PLEDGE OF ALLEGIANCE
- IV. CONSIDER APPROVAL OF MINUTES OF
 - A. Regular meeting of June 18, 2015
- V. CHAIRMAN AND DIRECTORS REPORT AND COMMUNICATIONS
- VI. ELECTION OF OFFICERS
- VII. PUBLIC HEARING AND RECOMMENDATION OF AN ORDINANCE
 - A. Amending the Zoning Ordinance (Map) of the City of Laredo by rezoning Lot 5, Block 253, Eastern Division, located at 419 Lane Street, from B-1 (Limited Business District) to R-3 (Mixed Residential District). District III – Cm. Alejandro “Alex” Perez
- VIII. CONSIDERATION OF A PRELIMINARY REPLAT
 - A. Replat of Lot 7A, & 7B, Block 2, Jacaman Ranch Subdivision, Unit 6, located north of Jacaman Rd. and east of Casa Verde Rd. District V - Cm. Roque Vela, Jr.
- IX. CONSIDERATION OF FINAL PLATS AND REPLATS
 - A. Replat of Lot 1A-3A, Block 3, Aquero Subdivision, located south of Aquero Blvd. and west of River Bank Dr. District VII - Cm. George Altgelt
 - B. Replat of Lot 1, Block 1, Cuatro Vientos Middle School U.I.S.D. Plat, located south of Bianka Rd. and east of Vientos Rd. District I - Cm. Roberto Balli
 - C. Killam Industrial Park Unit 17, located north of Killam Industrial Blvd. and east of Doc Adams Dr. District VII - Cm. George Altgelt
 - D. Lomas Del Sur Subdivision Unit X, located east of Ejido Ave. and south of Wormser Rd. District I - Cm. Rudy Gonzalez, Jr.
 - E. Fed-Ex at N.D. Hachar Plat, located south of Beltway Parkway and west of I.H. 35. District VII - Cm. Roberto Balli.

X. 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 ON FRIDAY, JUNE 26, 2015 BY 6:00 P.M.


Nathan R. Bratton
Director of Planning


Gustavo Guevara, Jr.
City Secretary

PLANNING & ZONING COMMUNICATION

Date: 7/2/15 Item VII.A	SUBJECT: PUBLIC HEARING AND RECOMMENDATION OF AN ORDINANCE Amending the Zoning Ordinance (Map) of the City of Laredo by rezoning Lot 5, Block 253, Eastern Division, located at 419 Lane Street, from B-1 (Limited Business District) to R-3 (Mixed Residential District). District III ZC-51-2015	
Initiated by: Juan Carlos Mireles, Leticia Mireles, Owners		Staff source: Horacio De Leon, Asst. City Manager Nathan R. Bratton, Planning Director
Prior action: None		
BACKGROUND <p>Council District: III – The Honorable Alejandro Perez Jr.</p> <p>Proposed use: Manufactured Home</p> <p>Site: The site is currently occupied by a single family dwelling.</p> <p>Surrounding land uses: The predominant use surrounding this property is single family residential. To the north there are multi-family units and single family residences. To the South there are a manufactured home, single family residences and one vacant lot. To the east, there are more single family residences, Lalo’s Sports Club (non-conforming use), and two vacant lots. To the West there are two manufactured homes and single family dwellings. South and West, abutting the property there are more single family residences.</p> <p>Comprehensive Plan: The Comprehensive Plan identifies this area as High Density Residential.</p> <p>Transportation Plan: The Long Range Thoroughfare Plan does not identify Lane street. However Springfield Avenue is identified as a Major Collector.</p> <p>Letters sent to surrounding property owners: 39 In Favor: 0 Opposed: 0</p>		
STAFF COMMENTS Staff recommends the proposed zone change for the following reasons: <ol style="list-style-type: none"> 1.The proposed zone change is appropriate at this location. 2.The change is consistent with the Comprehensive Plan’s designation for this area as High Density Residential. 3.The property meets location guidelines for an R-3 District. 4.The proposed zone change is compatible to the surrounding multi-family residential use. Uses allowed in an R-3 District, including, multi-family, a retirement home/home for the aged, monastery/convent, etc., not introducing more intense uses but compatible uses to the surrounding area. However the applicant must comply with all requirements regarding a manufactured home in an R-3 zoning district. <p align="right">(Continued on next page)</p>		
P&Z COMMISSION RECOMMENDATION: The P & Z Commission, in a _ to _ vote, recommended _____ of the Zone Change.	STAFF RECOMMENDATION: Staff supports the proposed zone change.	

PLANNING & ZONING COMMUNICATION

IMPACT ANALYSIS

R-3 (Community Business District): The purpose of the R-3 District (Mixed Residential District) is to provide an area for higher density residential uses, the use of mobile homes on single lots, and those public and semi-public uses normally considered an integral part of the neighborhood they serve.

Is this change contrary to the established land use pattern?

No. The neighborhood is mixed residential in nature.

Would this change create an isolated zoning district unrelated to surrounding districts?

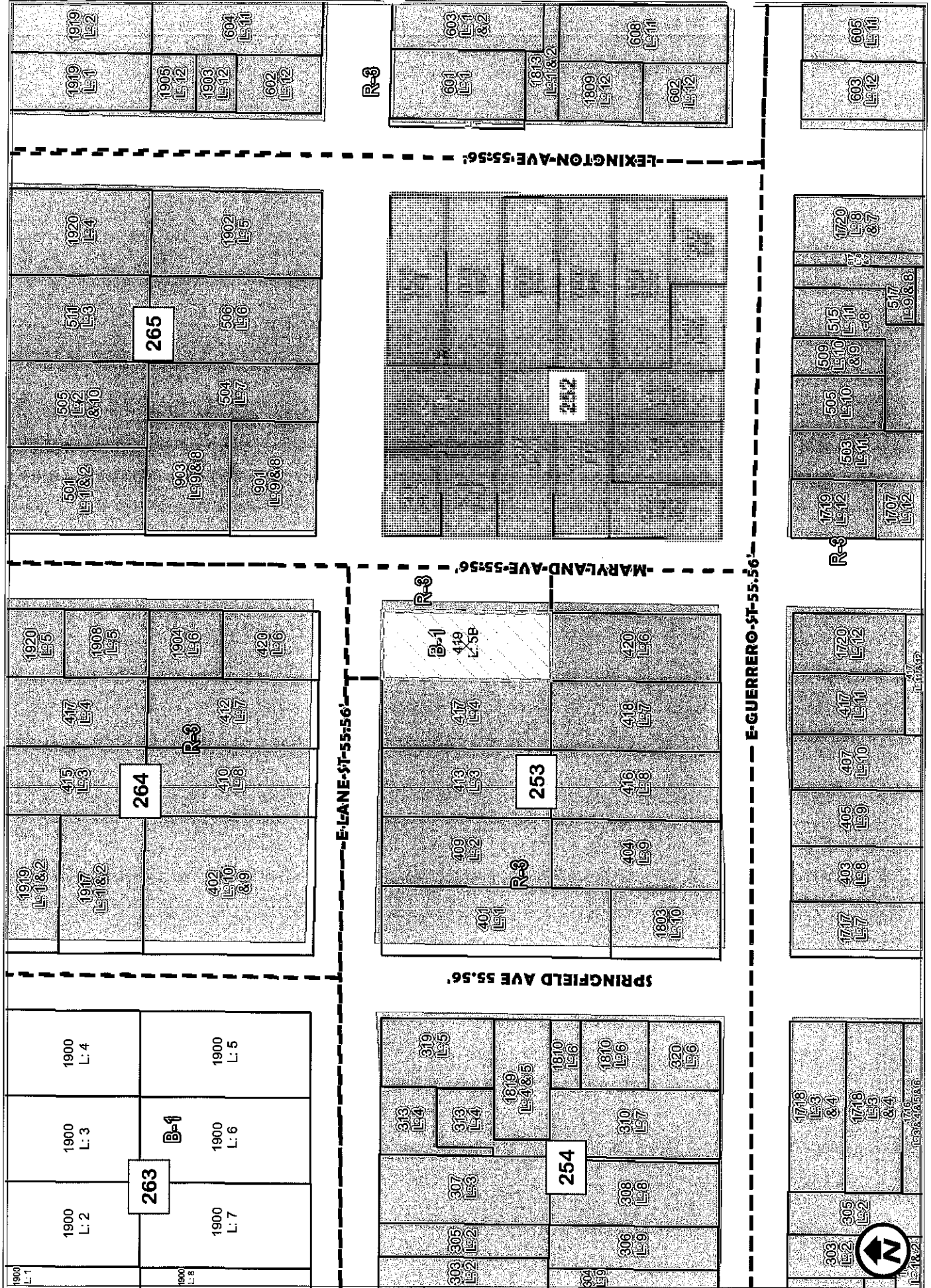
No. The site is mostly surrounded by R-3 (Mixed Residential District) to the north, South, East and West.

Will change adversely influence living conditions in the neighborhood?

No, the change will not introduce a higher density residential use. The neighborhood is already a High Density Residential. It would most likely cause an increase in traffic but won't introduce more intense uses into this area.

Are there substantial reasons why the property cannot be used in accord with existing zoning?

Yes. The existing zoning (B-1) only allows for light commercial uses not to include Manufactured Homes.

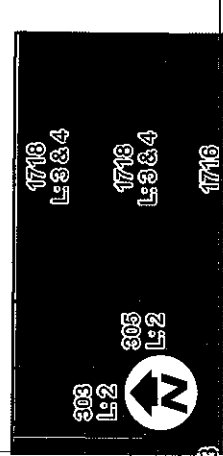
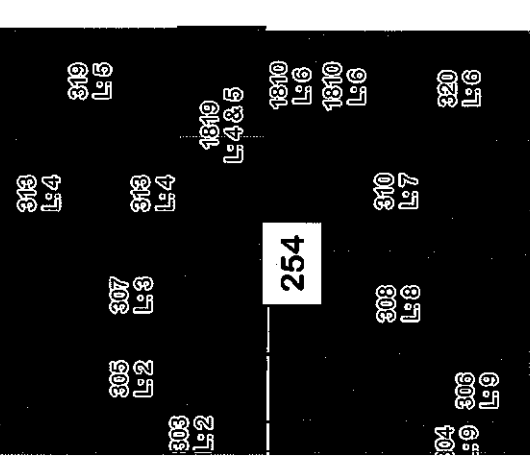
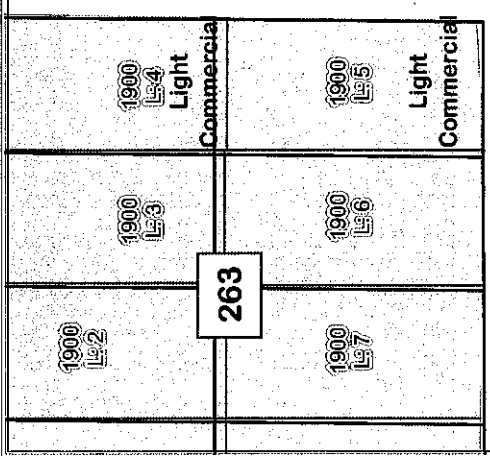
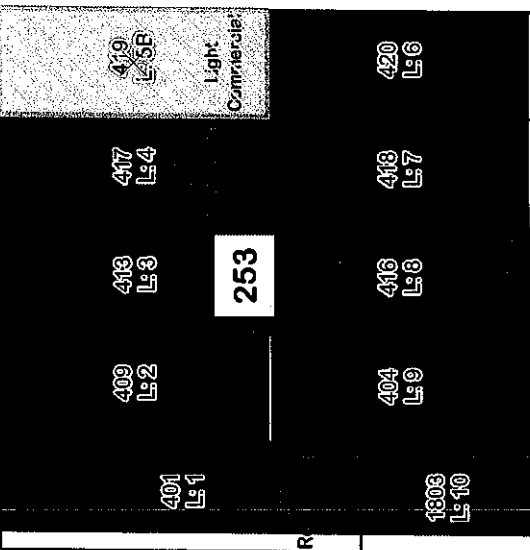
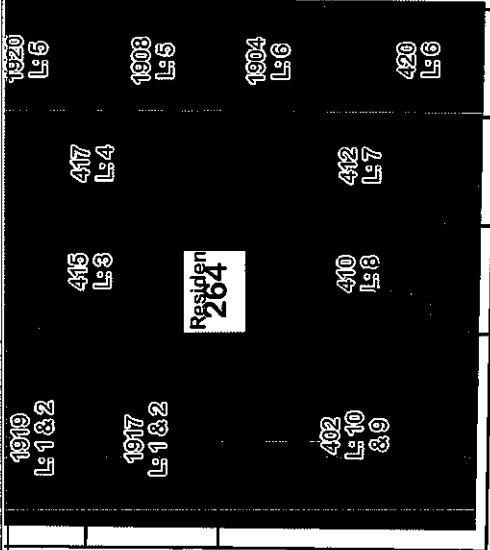
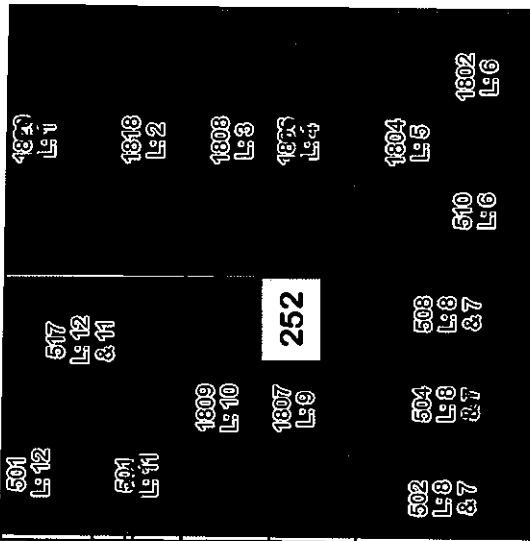
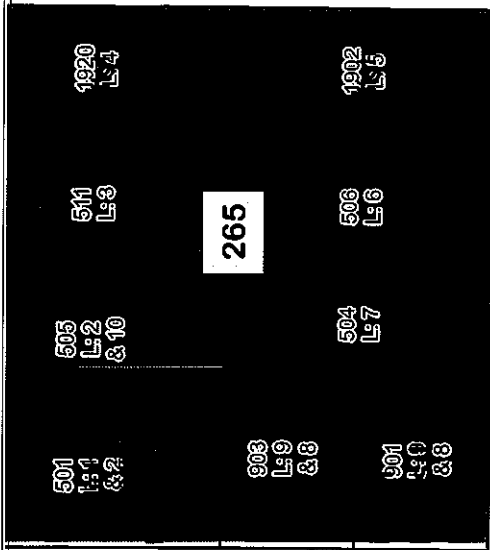
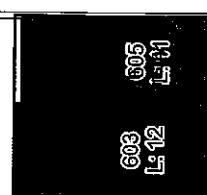
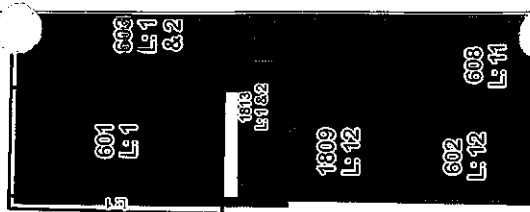
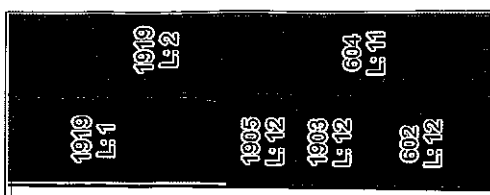


ZONING MAP
 1 inch = 100 feet
 Date: 6/10/2015

ZC-51-2015
 COUNCIL DISTRICT 3
 419 E LANE ST

REZONE FROM
 B1 (LIMITED COMMERCIAL DISTRICT)
 TO R3 (MIXED RESIDENTIAL DISTRICT)

- S.U.P. (SPECIAL USE PERMITS)
- C.U.P. (CONDITIONAL USE PERMITS)
- S.U.P. & C.U.P.



SPRINGFIELD-AVE-55:56 MAJOR COLLECTOR

E LANE ST 55.56'

MARYLAND AVE 55.56'

LEXINGTON AVE 55.56'

E GUERRERO ST 55.56'

REZONE FROM
B1 (LIMITED COMMERCIAL DISTRICT)
TO R3 (MIXED RESIDENTIAL DISTRICT)

ZC-51-2015
COUNCIL DISTRICT 3
419 E LANE ST

FUTURE LANDUSE MAP
1 inch = 100 feet
Date: 6/10/2015

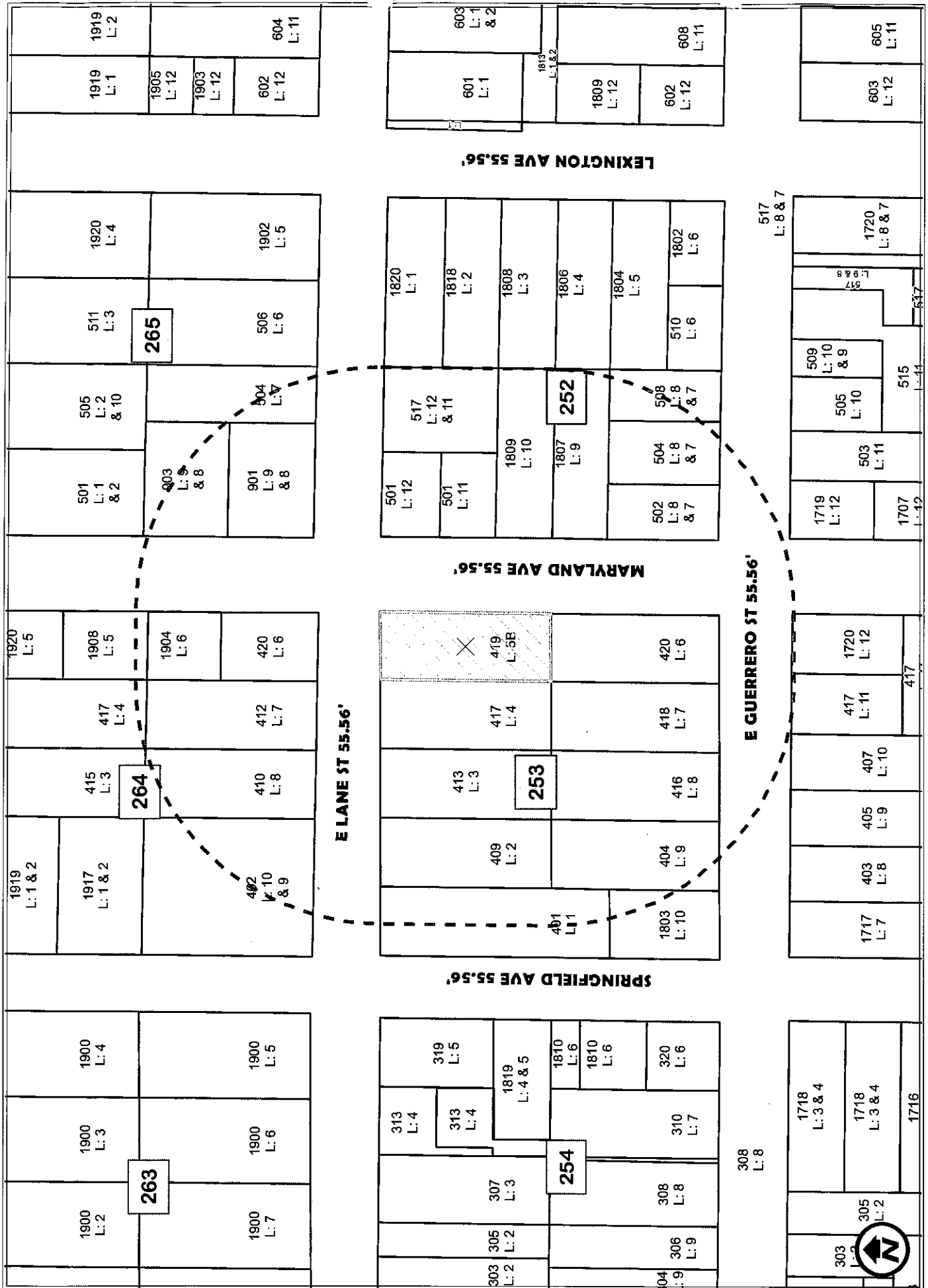




REZONE FROM
B1 (LIMITED COMMERCIAL DISTRICT)
TO R3 (MIXED RESIDENTIAL DISTRICT)

ZC-51-2015
COUNCIL DISTRICT 3
419 E LANE ST

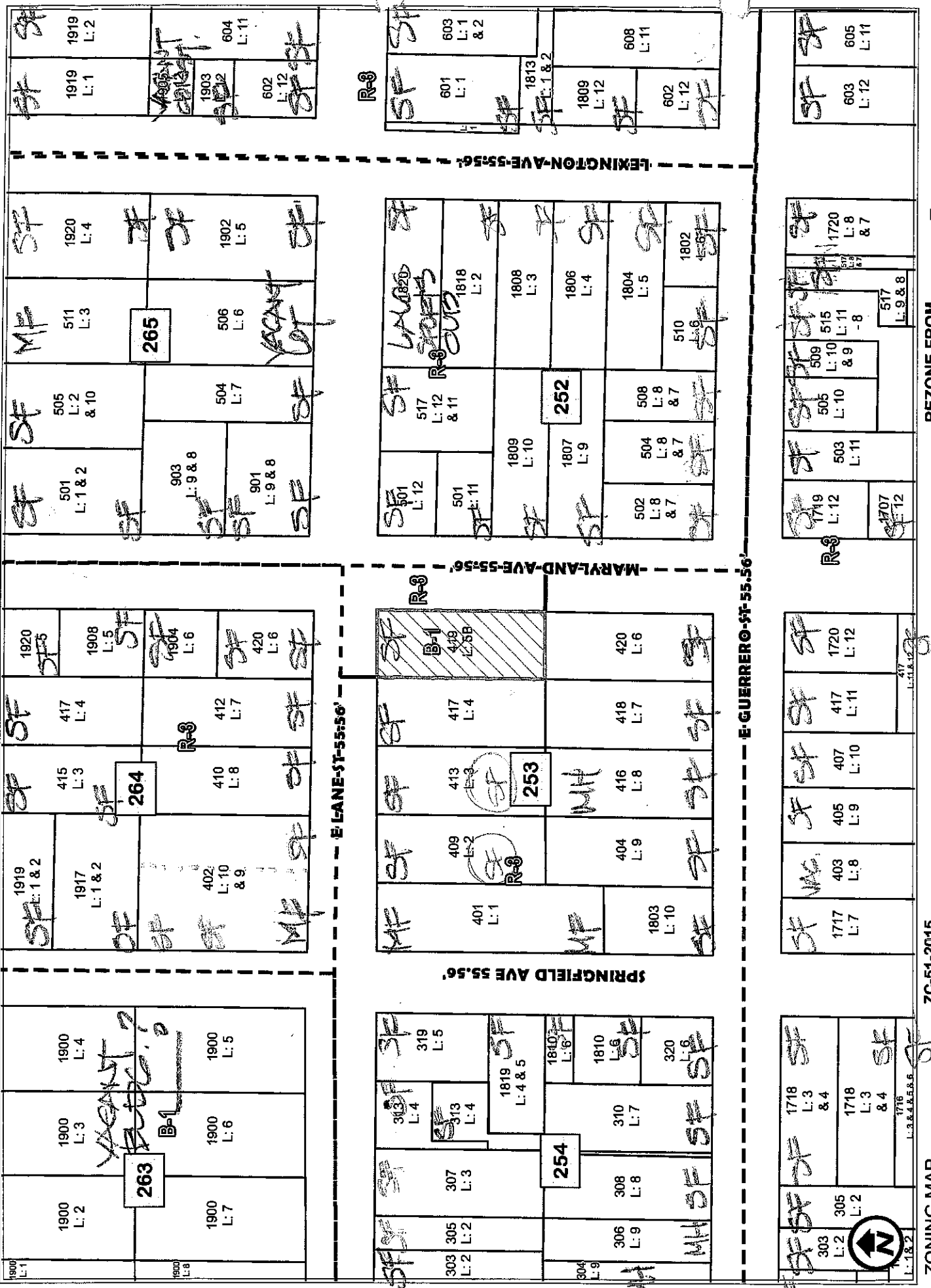
AERIAL MAP
1 inch = 100 feet
Date: 6/10/2015



REZONE FROM
 B1 (LIMITED COMMERCIAL DISTRICT)
 TO R3 (MIXED RESIDENTIAL DISTRICT)

ZC-51-2015
 COUNCIL DISTRICT 3
 419 ELANE ST

200' NOTIFICATION
 1 inch = 100 feet
 Date: 6/10/2015



ZONING MAP
 1 inch = 100 feet
 Date: 6/10/2015

LC-51-2015
 COUNCIL DISTRICT 3
 419 E LANE ST

REZONE FROM
 B1 (LIMITED COMMERCIAL DISTRICT)
 TO R3 (MIXED RESIDENTIAL DISTRICT)

S.F. SINGLE FAMILY DWELLINGS
 M.F. MULTI-FAMILY UNITS
 M.H. MANUFACTURED HOMES

- S.U.P. (SPECIAL USE PERMITS)
- C.U.P. (CONDITIONAL USE PERMITS)
- S.U.P. & C.U.P.

ZC-51-2015
419 Lane Street
B1 to R3



ZC-51-2015
419 Lane Street
B1 to R3



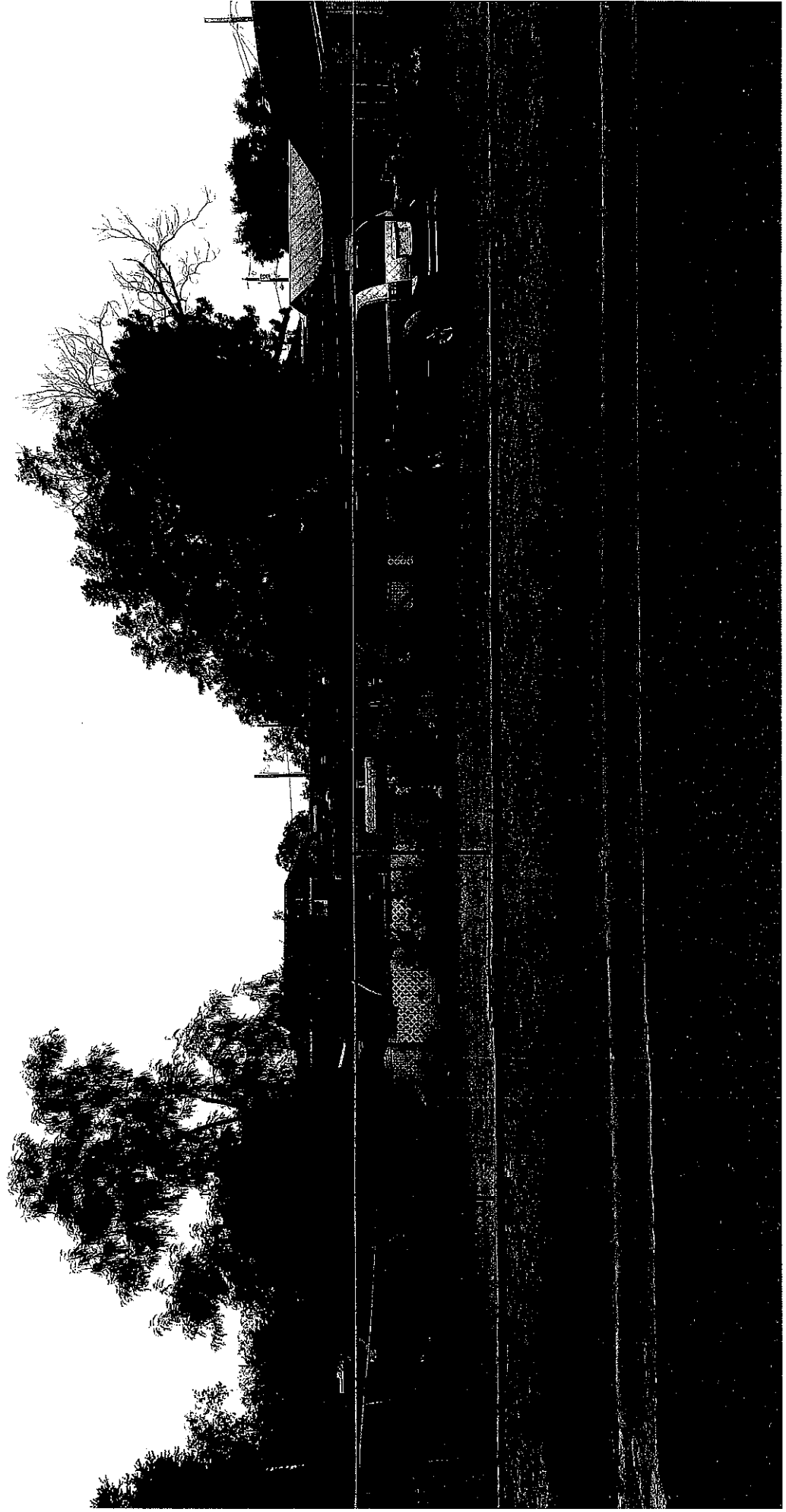
ZC-51-2015
419 Lane Street
B1 to R3



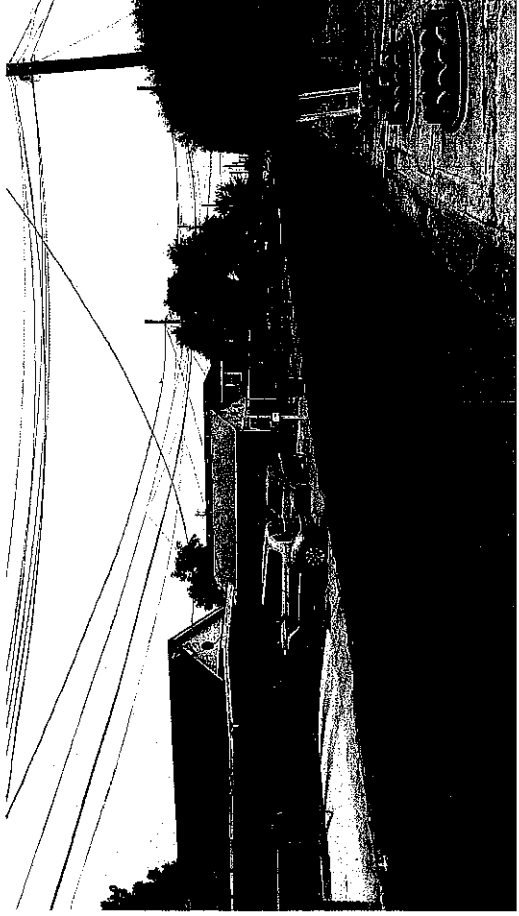
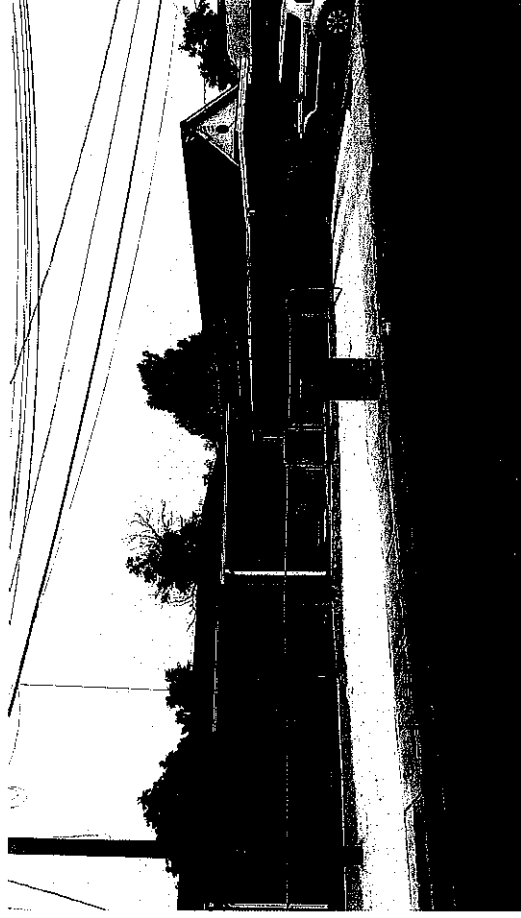
ZC-51-2015
419 Lane Street
B1 to R3



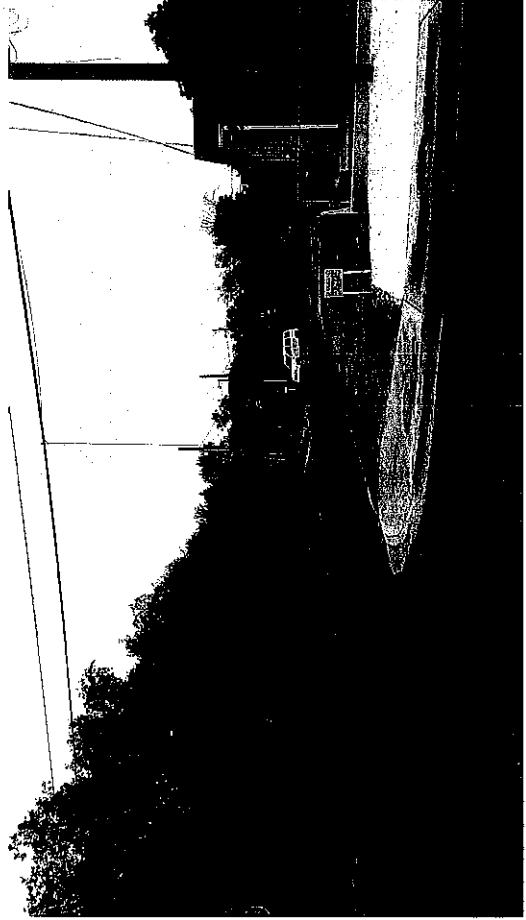
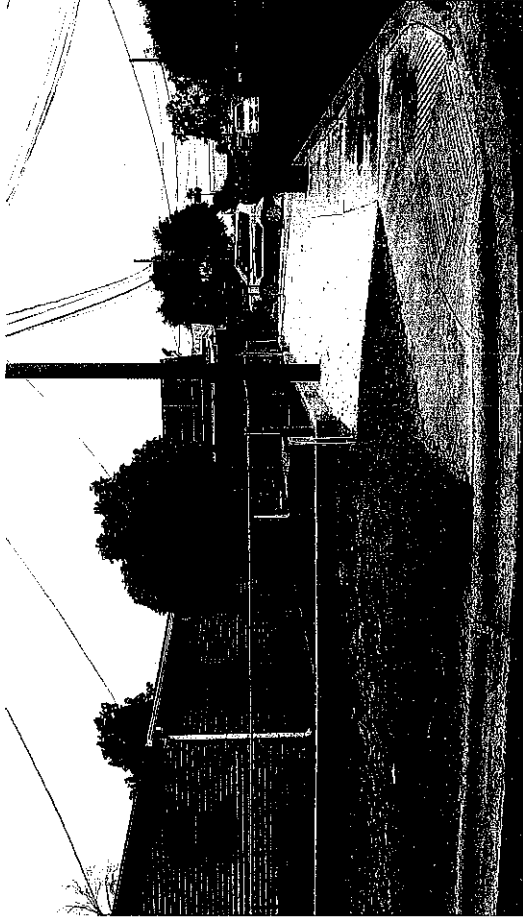
ZC-51-2015
419 Lane Street
B1 to R3

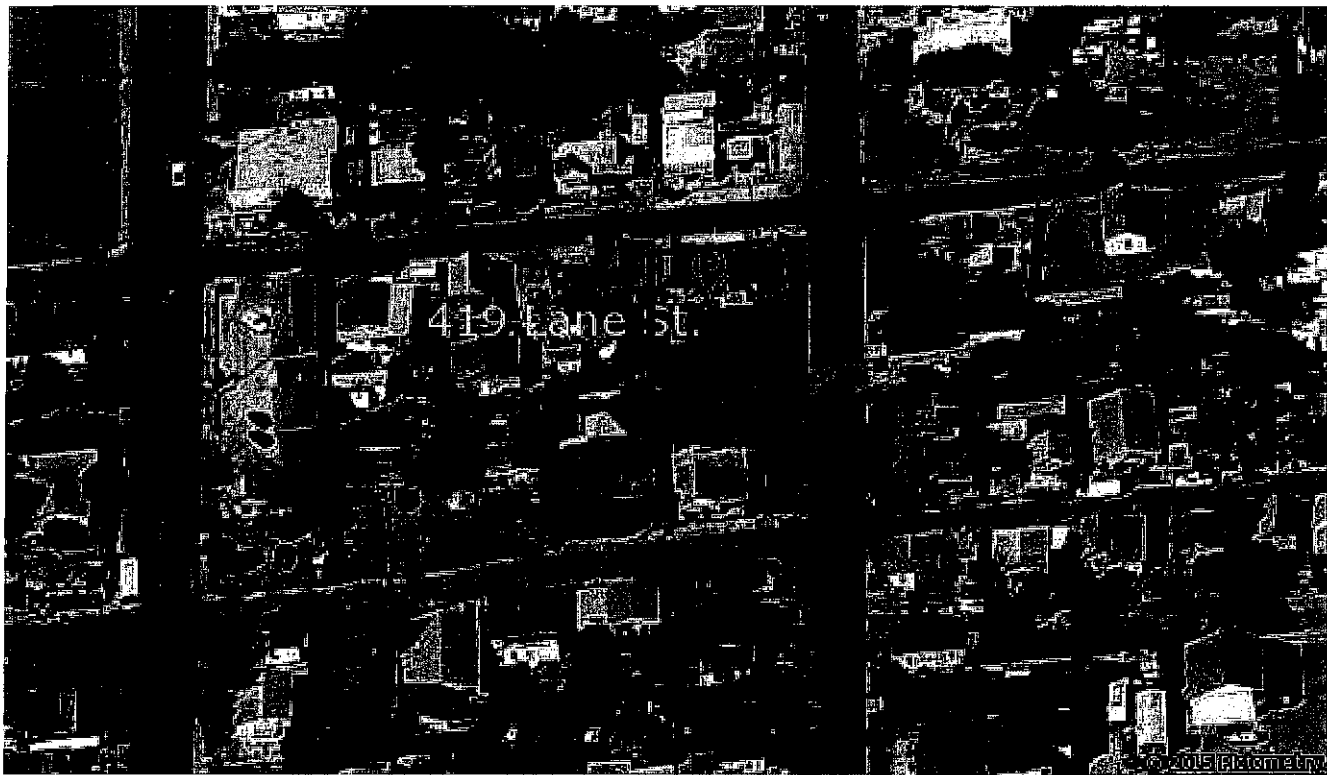


ZC-51-2015
419 Lane Street
B1 to R3



ZC-51-2015
419 Lane Street
B1 to R3





419 Lane Street- ZC-51-2015

Print Date: 06/17/2015
Image Date: 02/08/2015
Level: Community



419 Lane Street- Lots

Block 253

Print Date: 06/17/2015
Image Date: 11/08/2014
Level: Neighborhood



Block 252

Print Date: 06/17/2015
Image Date: 11/08/2014
Level: Neighborhood

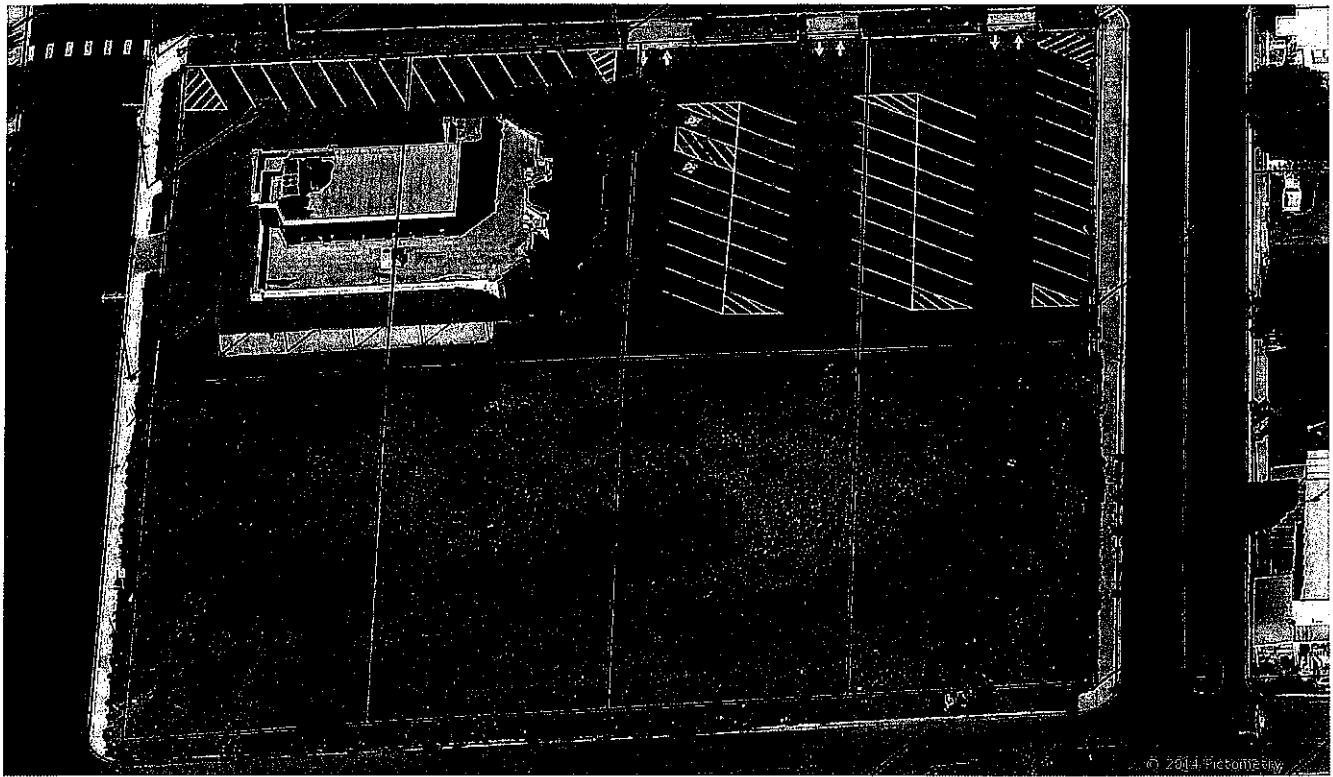


Block 254

Print Date: 06/17/2015

Image Date: 11/08/2014

Level: Neighborhood



Block 263

Print Date: 06/17/2015
Image Date: 11/08/2014
Level: Neighborhood



Block 264

Print Date: 06/17/2015
Image Date: 11/08/2014
Level: Neighborhood



Block 265

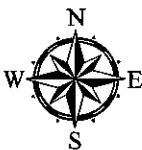
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Image Date: 11/08/2014
Level: Neighborhood

**Planning & Zoning Commission
Communication**

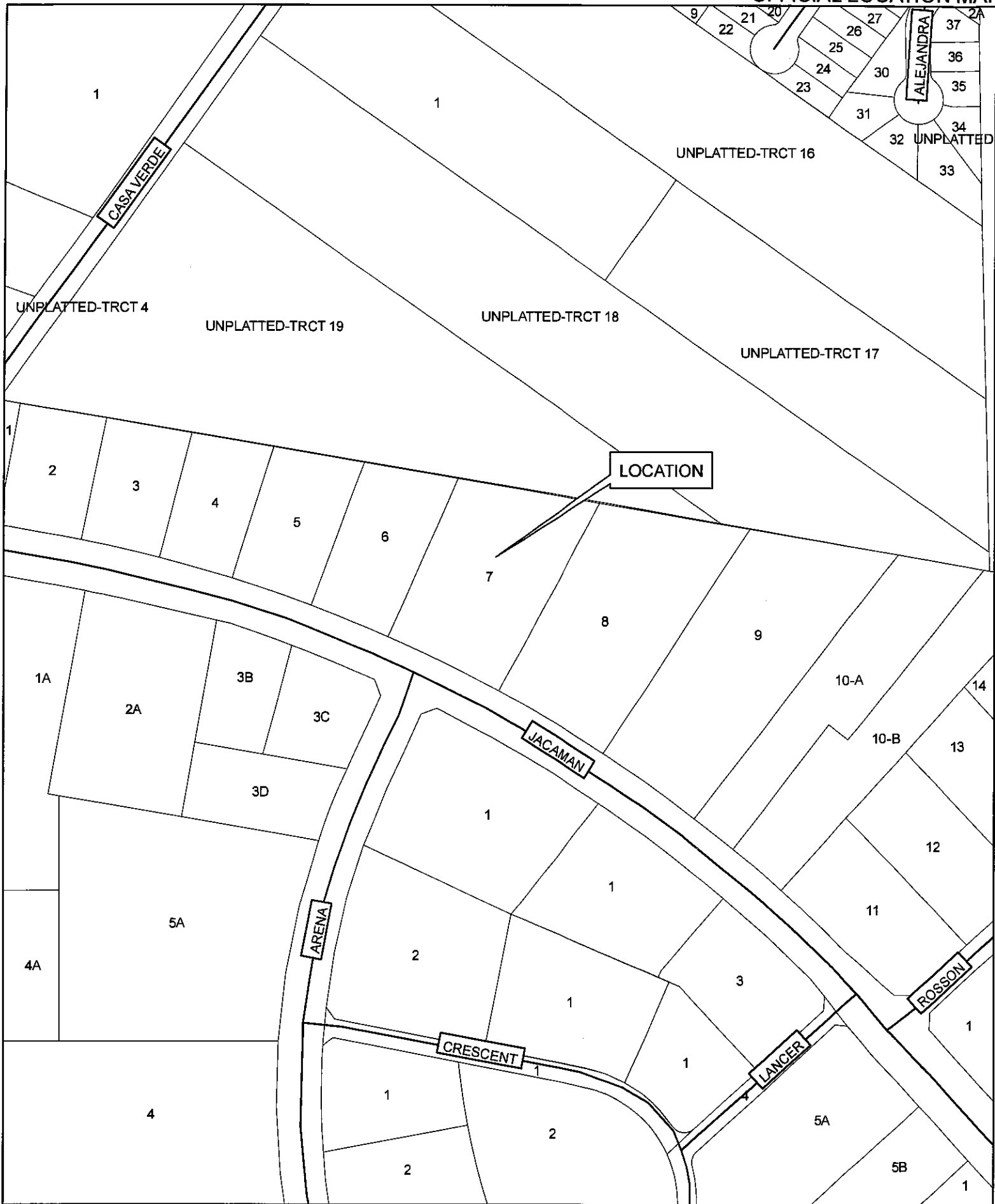
AGENDA ITEM: VIII-A	DATE: 07/02/15
APPLICANT: Armando Martinez	ENGINEER: TEC Engineers & Consultants, Inc.
REQUEST: Preliminary consideration of the Replat of Lot 7A, & 7B Block 2, Jacaman Ranch Subdivision, Unit 6. The intent is commercial. The purpose of the replat is to subdivide one platted lot into 2 lots.	
SITE: This 2.40 acre tract is located north of Jacaman Rd. and east of Casa Verde Rd. The zoning for this 2 lot replat is B-4. This tract is located in District V- Cm. Roque Vela, Jr.	
PROPOSED ACTION: <u>APPROVE SUBJECT TO THE FOLLOWING COMMENTS:</u> <ol style="list-style-type: none">1. Revise Chairman's signature block to reflect Jesse Gonzalez as Interim-Chairman.2. Revise the owner's signature block to reflect no new dedication of streets, drains and easements.3. Provide any pertinent plat note from the previously recorded plat.4. Provide a plat note to restrict access to Lot 7A and 7B, to one shared curb cut to be located as shown on the face of the replat. Also delete plat note # 2.	
<u>Notice to the Developer:</u> <ol style="list-style-type: none">1. Only the utility easements within the plat boundaries are subject to change prior to plat recordation, due to revisions by the utility companies.	

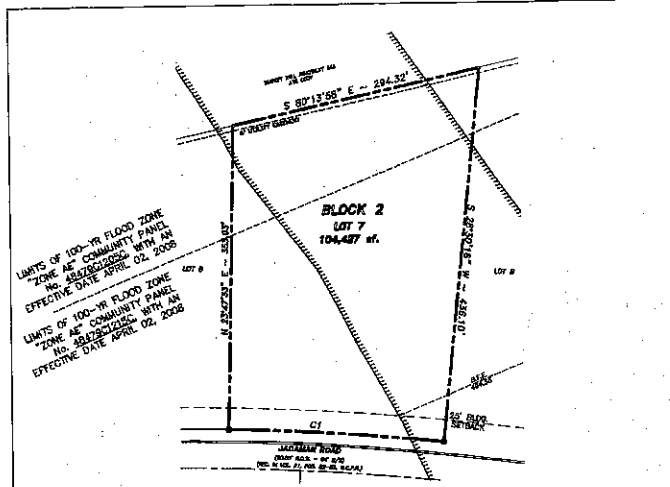
PLANNING & ZONING DEPARTMENT

Preliminary Replat of Lot 7, Block 2,
Jacaman Commercial Park into
Lots 7-A & 7-B, Block 2.



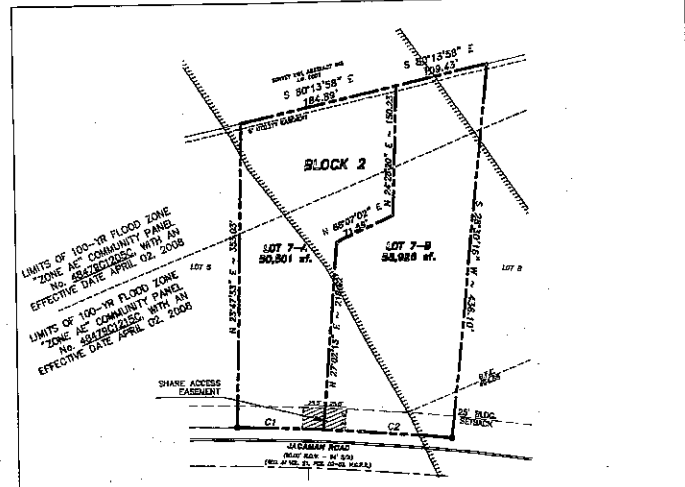
OFFICIAL LOCATION MAP





AS PLATTED
 LOT 7, BLOCK 2, JACAMAN RANCH SUBDIVISION UNIT 6,
 JACAMAN COMMERCIAL PARK
 AS PER PLAT RECORDED
 IN VOL. 21, PAGES 82-83
 (WEBB COUNTY PLAT RECORDS)

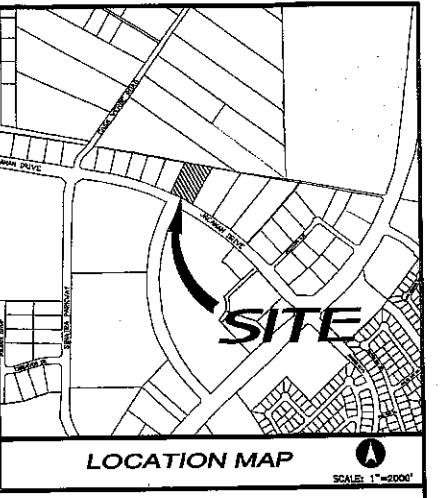
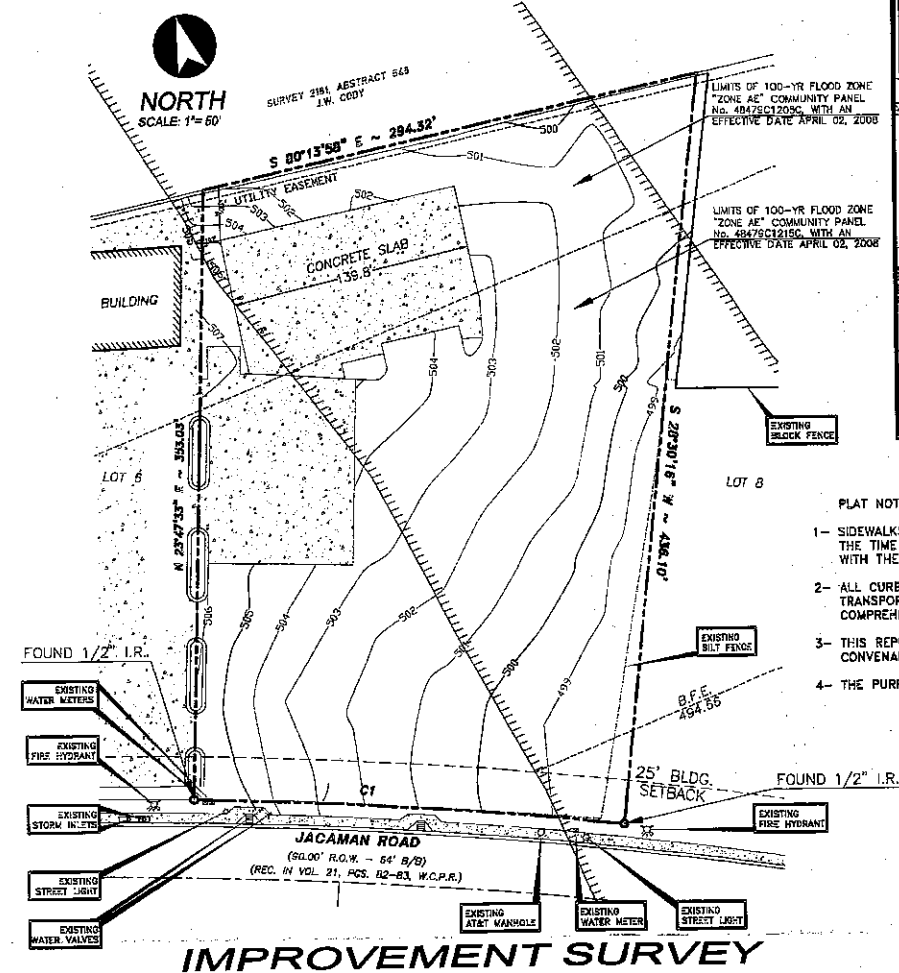
CURVE	RECORDED	FOUND
C1	C1	C1
RADIUS	3040.00'	3040.00'
LENGTH	250.00'	250.00'
CHORD	249.93'	249.93'
BEARING	N63°51'06" W	N63°51'51" W



REPLAT OF
 LOT 7, BLOCK 2, JACAMAN RANCH SUBDIVISION UNIT 6,
 JACAMAN COMMERCIAL PARK
 INTO
 LOTS 7-A & 7-B, BLOCK 2,
 JACAMAN RANCH SUBDIVISION UNIT 6,
 JACAMAN COMMERCIAL PARK
 CITY OF LAREDO, WEBB COUNTY, TEXAS.

CURVE TABLE					
CURVE	LENGTH	RADIUS	DELTA	CHORD	BEARING
C1	100.66	3040.00	01°53'47"	100.61	N 63°16'19" W
C2	149.39	3040.00	02°48'52"	149.37	N 62°54'37" W

LOT AREA TABLE		
LOT	BLOCK	AREA
7-A	2	55,500
7-B	2	53,926



- PLAT NOTES:
- 1- SIDEWALKS, DRIVEWAYS AND TREES WILL BE INSTALLED AT THE TIME OF ISSUANCE OF BUILDING PERMITS IN ACCORDANCE WITH THE LAREDO LAND DEVELOPMENT CODE.
 - 2- ALL CURB CUTS SHALL COMPLY WITH THE TRANSPORTATION ELEMENT OF THE CITY OF LAREDO COMPREHENSIVE PLAN.
 - 3- THIS REPLAT DOES NOT ATTEMPT TO ALTER, AMEND OR REMOVE ANY COVENANTS OR RESTRICTIONS.
 - 4- THE PURPOSE OF THIS REPLAT IS TO CREATE TWO LOTS OUT OF LOT 7

LEGEND	
	W.S. - WATER SERVICE
	G.M. - GAS METER
	FIRE HYDRANT
	POWER POLE
	CLEAN OUT
	BARBED-WIRE FENCE
	BLOCK FENCE
	CONCRETE

CERTIFICATE OF OWNER

STATE OF TEXAS:
 COUNTY OF WEBB

I, **ARMANDO MARTINEZ**, THE UNDERSIGNED OWNER OF THE LAND SHOWN ON THIS PLAT, AND DESIGNATED HEREIN AS: **REPLAT OF LOT 7-A & 7-B, BLOCK 2, JACAMAN RANCH SUBDIVISION UNIT 6, JACAMAN COMMERCIAL PARK**, IN THE CITY OF LAREDO, COUNTY OF WEBB, TEXAS, AND WHOSE NAME IS SUBSCRIBED HERETO, HEREBY DEDICATE TO THE USE OF THE PUBLIC FOREVER ALL STREETS, DRAINS, EASEMENTS AND PUBLIC PLACES THEREON SHOWN FOR THE PURPOSE AND CONSIDERATION THEREIN EXPRESSED.

ARMANDO MARTINEZ, OWNER _____ DATE _____

STATE OF TEXAS:
 COUNTY OF WEBB:

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED **ARMANDO MARTINEZ** KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATION THEREIN STATED. GIVEN MY HAND AND SEAL OF OFFICE THIS _____ DAY OF _____, 2015.

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



CERTIFICATE OF ENGINEER

STATE OF TEXAS:
 COUNTY OF WEBB:

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

RODOLFO A. TORRES, P.E. No. 84900-TEXAS _____ DATE _____

CERTIFICATE OF SURVEYOR

STATE OF TEXAS:
 COUNTY OF WEBB:

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

DAVID BARRERA, R.P.L.S. No. 5286 _____ DATE _____



PLAT APPROVAL CITY ENGINEER

I HAVE REVIEWED THIS PLAT AND ACCOMPANYING CONSTRUCTION DRAWINGS IDENTIFIED AS: **ARMANDO MARTINEZ**, PREPARED BY RODOLFO A. TORRES REGISTERED PROFESSIONAL ENGINEER No. 84900, AND DATED THE _____ DAY OF _____, 2015, WITH THE LAST REVISED DATE ON _____ DAY OF _____, 2015, AND HAVE FOUND THEM IN COMPLIANCE WITH THE SUBDIVISION ORDINANCE OF THE CITY OF LAREDO, TEXAS.

ROGELIO RIVERA, P.E., R.P.L.S. _____ DATE _____
 CITY ENGINEER

ATTESTMENT OF PLANNING COMMISSION APPROVAL

THE CITY OF LAREDO PLANNING COMMISSION APPROVED THE FILING FOR RECORD OF THIS PLAT AT A PUBLIC MEETING HELD ON THE _____ DAY OF _____, 2015. THE MINUTES OF SAID MEETING REFLECT SUCH APPROVAL.

NATHAN R. BRATTON _____ DATE _____
 DIRECTOR OF PLANNING DEPARTMENT
 CITY OF LAREDO, TEXAS

PLANNING COMMISSION APPROVAL

THIS PLAT OF **ARMANDO MARTINEZ**, 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 _____, 2015.

JESSE GONZALEZ INTERN-CHAIRMAN _____ DATE _____

CERTIFICATE OF COUNTY CLERK

STATE OF TEXAS:
 COUNTY OF WEBB:

I, MARGIE RAMIREZ IBARRA, CLERK OF THE COUNTY COURT OF WEBB COUNTY, TEXAS, DO HEREBY CERTIFY THAT THE FOREGOING INSTRUMENT DATED _____ DAY OF _____, 2015, WITH ITS CERTIFICATE OF AUTHENTICATION, HEREIN DESIGNATED AS: **ARMANDO MARTINEZ**, WAS FILED FOR RECORD IN MY OFFICE ON _____ DAY OF _____, 2015, AT _____ O'CLOCK _____ M. IN VOLUME _____ PAGE _____ OF THE PLAT RECORDS OF SAID COUNTY ON THIS THE _____ DAY OF _____, 2015.

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

**PRELIMINARY PLAT
 REPLAT OF**

**REPLAT OF LOT 7, BLOCK 2, JACAMAN RANCH SUBDIVISION UNIT 6,
 JACAMAN COMMERCIAL PARK
 INTO
 LOT 7-A & LOT 7-B, BLOCK 2, JACAMAN RANCH SUBDIVISION UNIT 6
 JACAMAN COMMERCIAL PARK**

OWNER BY: P.T./D.K.M.
CHECKED BY: R.A.T.
APPROVED BY: R.A.T.
DATE: JUNE 17, 2015
SCALE: 1"=100'
JOB #: 0515EN516
FILE NAME: PLAN, CO, JACAMAN RANCH PLAT
SHEET
1
of 1

SURVEYOR: BARRERA LAND SURVEYING
 436 BREEZPORT ST.
 SAN ANTONIO, TEXAS 78216
 PH. (210) 637-4320

OWNER: ARMANDO MARTINEZ
 P.O. BOX 460325
 SAN ANTONIO, TEXAS 78245
 PH. (210) 275-6845

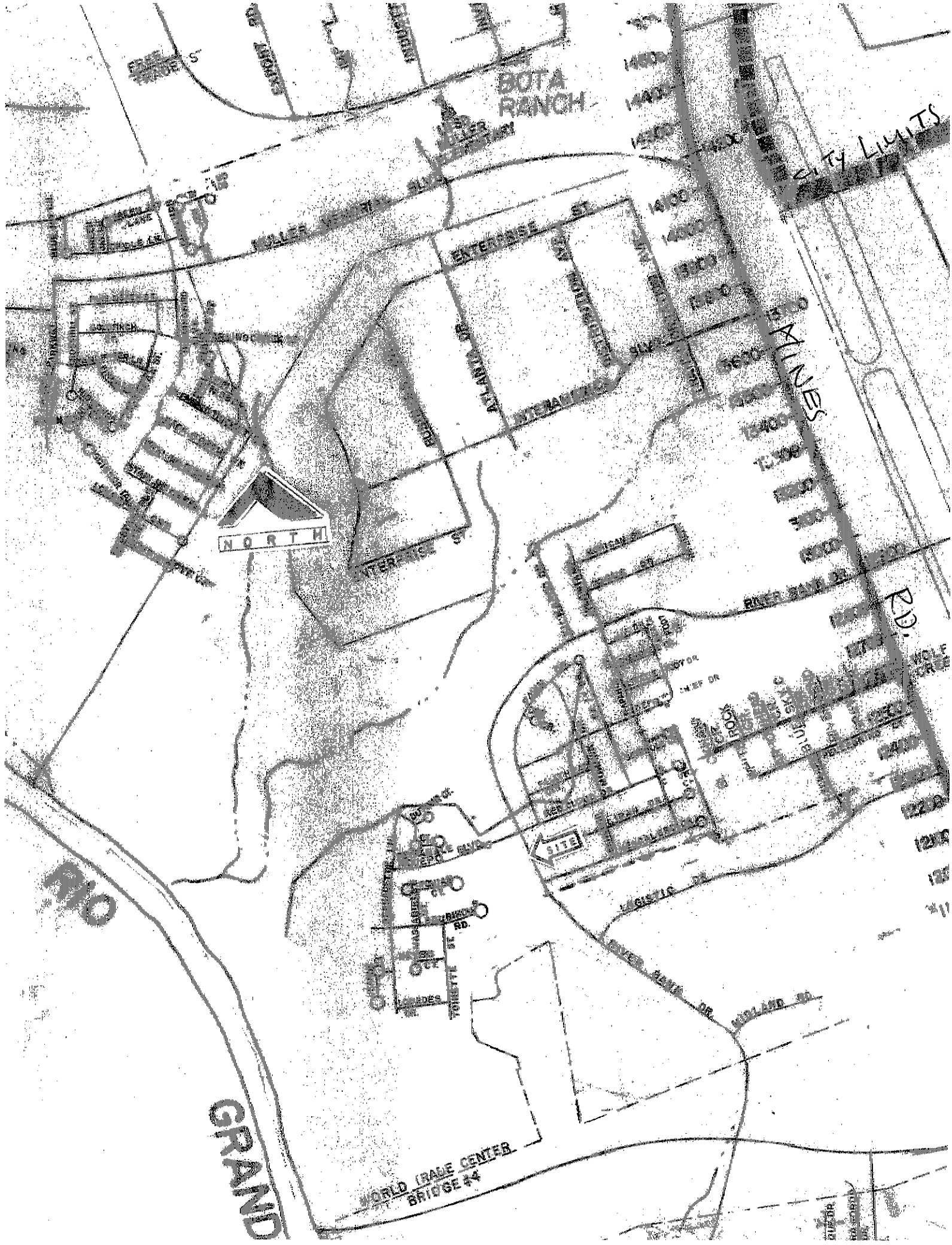
ENGINEER: TEC ENGINEERS & CONSULTANTS INC.
 801 GUADALUPE ST., SUITE 101
 LAREDO, TEXAS, 78040
 (956) 791-1220
 FAX (956)-793-7807



TEC ENGINEERS & CONSULTANTS INC.
 TEXAS REGISTERED ENGINEERING FIRM #005548
 801 GUADALUPE ST., SUITE 101 LAREDO, TX, 78040
 PH. (956)791-1220 FAX (956)793-7807
 e-Mail: teceng@tecbglobe.net

**Planning & Zoning Commission
Communication**

AGENDA ITEM: IX-A	DATE: 07/02/15
APPLICANT: Jesus Ruiz	ENGINEER: Seca Engineering LLC
REQUEST: Final consideration of the Replat of Lot 1A-3A, Block 3, Aquero Subdivision. The intent is commercial.	
SITE: This 6.75 acre tract is located south of Aquero Blvd. and west of River Bank Dr. The zoning for this 3 lot replat is B-1. This tract is located in District VII- Cm. George Altgelt	
PREVIOUS COMMISSION ACTION: This item was granted preliminary plat approval by the Planning & Zoning Commission on 05/21/15.	
PROPOSED ACTION: APPROVAL <u>Notice to the Developer:</u> Update the Chairman's signature block to reflect Jesse Gonzalez as Interim-Chairman.	



BOTA RANCH

CITY LIMITS



SITE

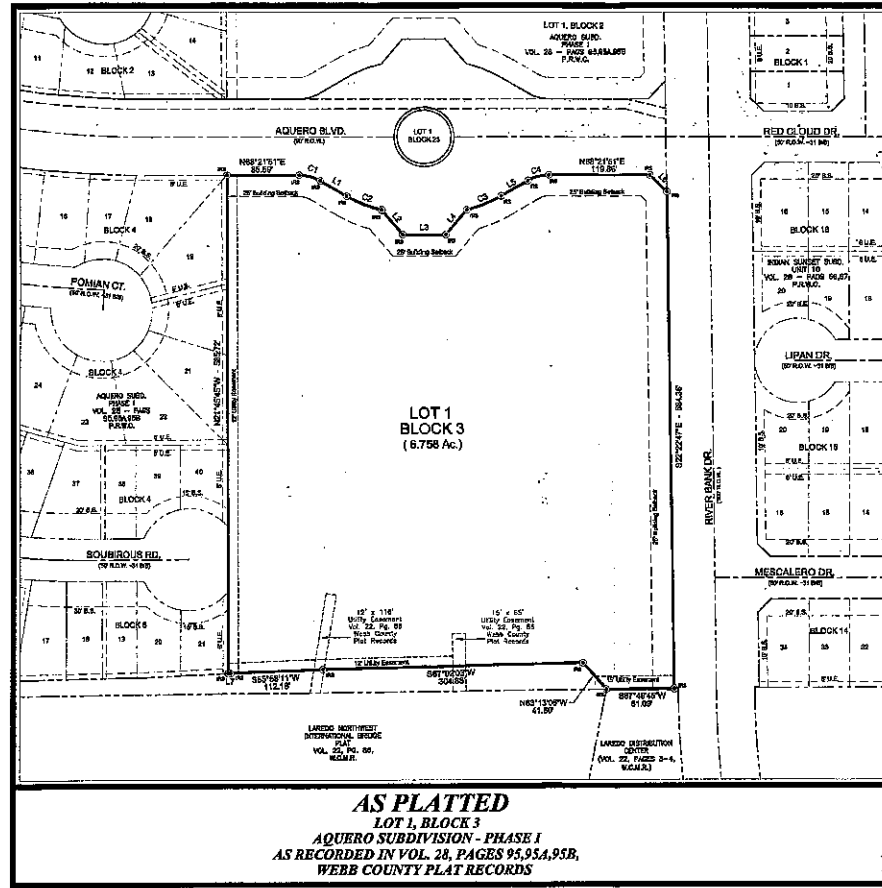
GRAND

WORLD TRADE CENTER
BRIDGE #4

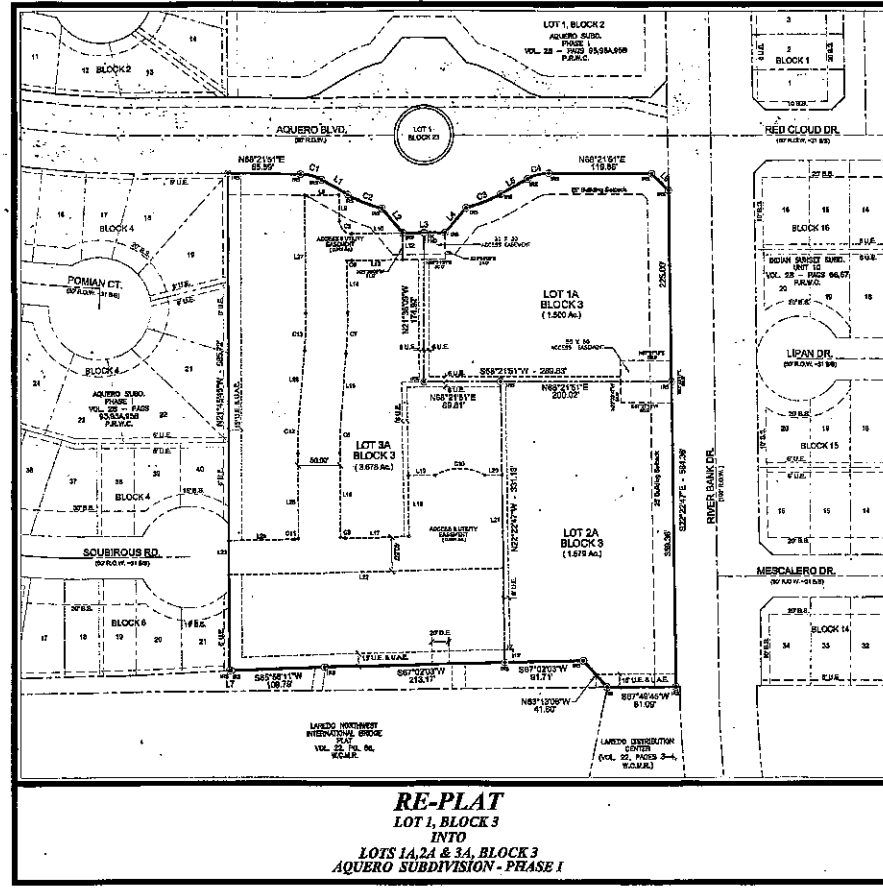
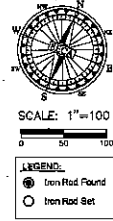
MAYNERS

R.D.

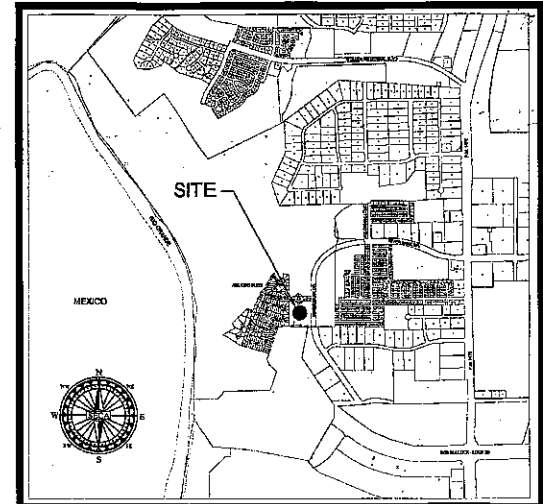
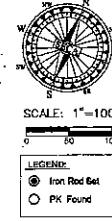
16



AS PLATTED
LOT 1, BLOCK 3
AQUERO SUBDIVISION - PHASE I
 AS RECORDED IN VOL. 28, PAGES 95,95A,95B,
 WEBB COUNTY PLAT RECORDS



RE-PLAT
LOT 1, BLOCK 3
INTO
LOTS 1A, 2A & 3A, BLOCK 3
AQUERO SUBDIVISION - PHASE I



LOCATION MAP SCALE: 1"=2000'

- PLAT NOTES**
- The Purpose of this Replat is to subdivide one Lot into three Lots.
 - This replat does not attempt to alter, amend, or remove any restrictions or covenants. No portion of the preceding plat was limited by deed restrictions to residential use for not more than two (2) residential units per lot.
 - Sidewalks, Driveways and trees shall be installed at the time of issuance of Building Permit in accordance with the City of Laredo Land Development Code.
 - The setback lines indicated on the plat shall be for reference only. The official setback line shall be determined based on the current zoning district in accordance to Section 24.77.1 of the Laredo Land Development Code.
 - Access is restricted (Prohibited) on to Lot 3A, Block 3 from Southeris Rd.
 - Any existing water and/or sanitary sewer line located within the portion of the utility easements to be abandoned must be removed and properly disposed of.

CERTIFICATE OF OWNER

STATE OF TEXAS
 COUNTY OF WEBB

AQUERO LTD., the undersigned owners of the land Lot 2A & 3A shown on this Re-PLAT, and designated herein as LOTS 1A, 2A AND 3A, BLOCK 3, AQUERO SUBDIVISION, PHASE I, County of Webb, Texas, and whose name is subscribed hereto, hereby dedicate the use for the public forever all easements and public places thereon shown for the purpose and consideration therein expressed.

By: Jesus Ruiz
 Owner

STATE OF TEXAS
 COUNTY OF WEBB

Before me, the undersigned authority, on this day personally appeared _____, known to me to be the person(s) whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purposes and considerations therein stated.

WITNESS MY HAND AND SEAL OF OFFICE THIS ____ DAY OF _____, 2015.

NOTARY PUBLIC

CERTIFICATE OF OWNER

STATE OF TEXAS
 COUNTY OF WEBB

JOSE GERARDO DURAN, the undersigned owners of the land Lot 1A shown on this Re-PLAT, and designated herein as LOTS 1A, 2A AND 3A, BLOCK 3, AQUERO SUBDIVISION, PHASE I, County of Webb, Texas, and whose name is subscribed hereto, hereby dedicate the use for the public forever all easements, and public places thereon shown for the purpose and consideration therein expressed.

By: Jose Gerardo Duran
 Owner

STATE OF TEXAS
 COUNTY OF WEBB

Before me, the undersigned authority, on this day personally appeared _____, known to me to be the person(s) whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purposes and considerations therein stated.

WITNESS MY HAND AND SEAL OF OFFICE THIS ____ DAY OF _____, 2015.

NOTARY PUBLIC

CERTIFICATE OF ENGINEER

STATE OF TEXAS
 COUNTY OF WEBB

I hereby certify that proper engineering consideration has been given this Re-PLAT to the matters of streets, lots, drainage, water, sewer and appurtenances layout; and to the best of my knowledge this Re-PLAT conforms to all requirements of the Subdivision Ordinance, except for those variances that may have been granted by the Planning Commission of the City.

Hugo Garcia
 Registered Professional Engineer
 Texas No. 62079

Date _____

CERTIFICATE OF SURVEYOR

STATE OF TEXAS
 COUNTY OF WEBB

I, the undersigned Registered Professional Land Surveyor in the State of Texas, hereby certify that this Re-PLAT is true and correct and was prepared from an actual survey of the property made under my supervision on the ground that the corner monuments shown thereon will be properly placed under my supervision.

Hugo Garcia
 Registered Professional Land Surveyor
 Texas No. 6783

Date _____

PLAT APPROVAL - CITY ENGINEER

I have reviewed this Re-PLAT and accompanying construction drawings identified as Re-PLAT of LOTS 1A, 2A AND 3A, BLOCK 3, AQUERO SUBDIVISION, PHASE I, prepared by BECA Engineering L.L.C., Registered Professional Engineer No. F-10071, and dated the ____ day of _____, 2015 with the last revised date on _____, 2015, and have found them in compliance with the Subdivision Ordinance of the City of Laredo, Texas.

ROGELIO RIVERA, P.E., R.P.L.S.
 City Engineer

Date _____

PLANNING COMMISSION APPROVAL

This Re-PLAT of LOTS 1A, 2A AND 3A - BLOCK 3, AQUERO SUBDIVISION, PHASE I, 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 _____, 2015.

EDUARDO A. CASTILLO
 CHAIRMAN

Date _____

ATTESTMENT OF PLANNING COMMISSION APPROVAL

The City of Laredo Planning Commission approved the filing for record of this Re-PLAT of LOTS 1A, 2A AND 3A - BLOCK 3, AQUERO SUBDIVISION, PHASE I, at a public meeting held on the day ____ of _____, 2015. The minutes of said meeting reflect such approval.

NATHAN BRATTON, Director
 Planning & Zoning Dept.

Date _____

LOT AREAS	
LOT #	AREA (SF)
1A	65,355 sq. ft.
2A	68,812 sq. ft.
3A	180,232 sq. ft.

CURVE TABLE						
CURVE	LENGTH	RADIUS	DELTA	TANGENT	CHORD	CHORD DIRECTION
C1	26.18	50.00	30°00'33"	13.40	25.89	S83°21'51"W
C2	43.70	150.00	18°41'38"	22.01	43.85	S89°58'57"E
C3	43.70	150.00	18°41'38"	22.01	43.85	N48°42'39"E
C4	26.18	50.00	30°00'33"	13.40	25.89	S53°21'50"W
C5	23.56	15.00	60°00'00"	15.00	21.21	S67°04'18"E
C6	5.83	15.00	21°30'37"	2.85	5.60	S57°10'28"W
C7	48.43	625.00	5°17'09"	24.23	48.41	N19°20'42"W
C8	43.82	475.00	5°17'08"	21.93	43.80	S18°25'42"E
C9	5.87	15.00	22°24'19"	2.87	5.83	N78°14'11"E
C10	61.34	59.00	58°06'00"	33.71	58.00	S68°21'51"W
C11	61.03	15.00	19°28'21"	2.87	5.86	N58°08'17"E
C12	48.43	625.00	5°17'08"	24.23	48.41	S18°25'42"E
C13	43.82	475.00	5°17'08"	21.93	43.80	N19°20'42"W

CERTIFICATE OF COUNTY CLERK

Filed and Recorded at ____ o'clock ____ m. on the ____ day of _____, 2015.

DEPUTY: _____ COUNTY CLERK
 WEBB COUNTY, TEXAS

**STATE OF TEXAS >
 COUNTY OF WEBB >**

I, Margie R. Ibarra, Clerk of the County Court in and for Webb County do hereby certify that the foregoing instrument dated the ____ day of _____, with its certificate of authentication was filed 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.

DEPUTY: _____ COUNTY CLERK
 WEBB COUNTY, TEXAS

LINE TABLE		
LINE	LENGTH	BEARING
L1	38.52	S81°38'09"E
L2	38.10	S62°00'03"E
L3	50.00	N68°21'51"E
L4	38.10	N18°43'48"E
L5	36.62	N35°21'51"E
L6	28.47	S37°00'28"E
L7	2.39	S65°37'29"W
L8	40.50	S68°21'51"W
L9	30.84	N22°04'18"W
L10	68.78	S87°05'44"W
L11	31.00	N21°41'33"W
L12	60.55	N67°05'41"E
L13	50.18	N22°04'18"W
L14	73.99	N18°47'08"W
L15	98.94	N22°04'18"W
L16	75.79	S87°02'03"W
L17	72.16	S22°22'47"E
L18	31.35	S55°21'51"W
L19	20.00	S68°21'51"W
L20	110.11	N22°22'47"W
L21	324.03	N67°02'03"E
L22	40.81	S21°48'45"E
L23	78.56	S67°02'03"W
L24	100.72	S22°04'16"E
L25	73.99	S18°47'08"E
L26	138.15	S22°04'16"E

REVISION DATE: 03-19-2015
 04-27-2015

SECA
ENGINEERING L.L.C.
 CIVIL ENGINEERING & LAND SURVEYORS
 1770 JUCHAN ROAD, STE. 11 LAREDO, TEXAS 77907
 OFFICE: (956) 755-3054 • FAX: (956) 755-3017
 TEXAS PROFESSIONAL ENGINEERING FIRM REGISTRATION NO. P-10071

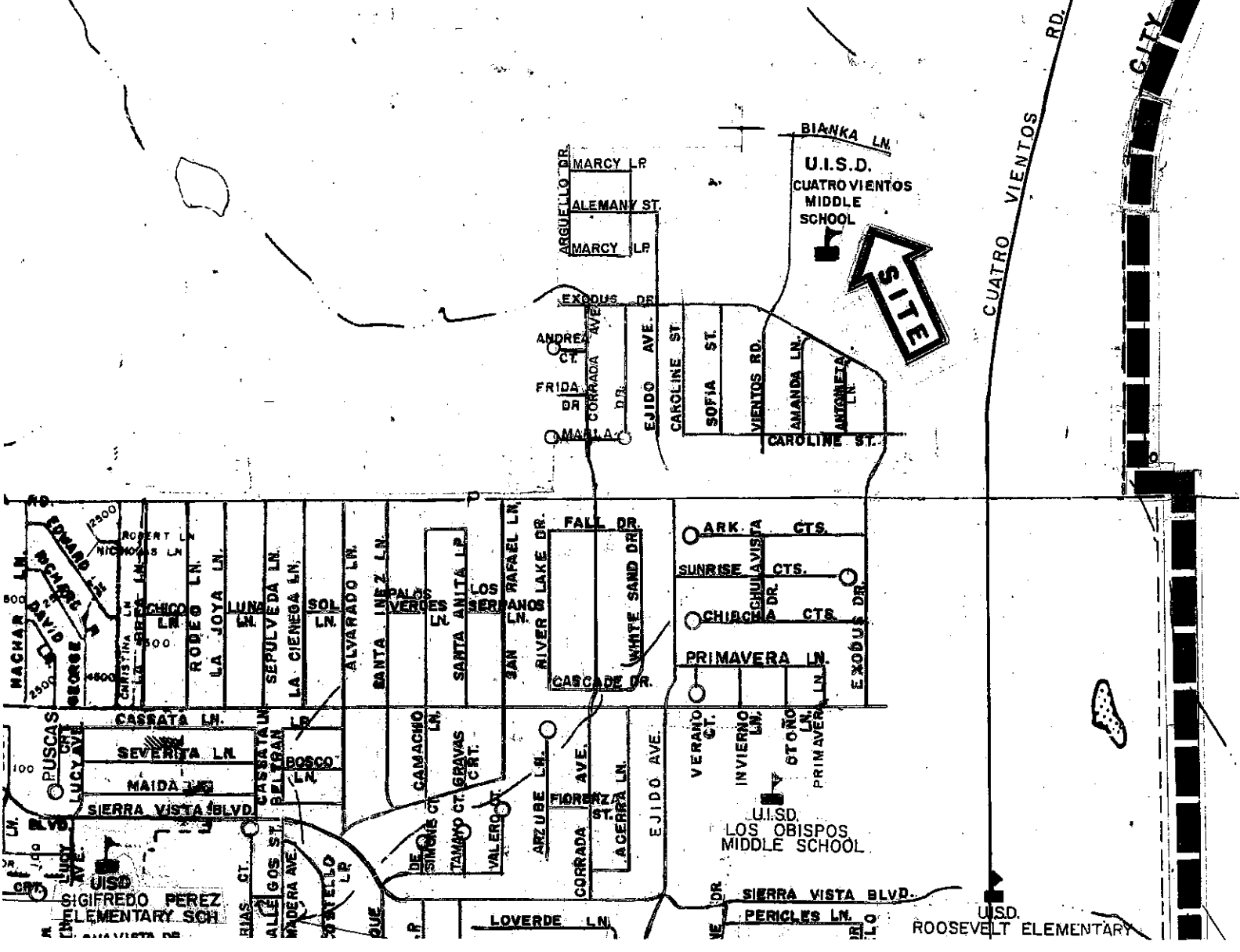
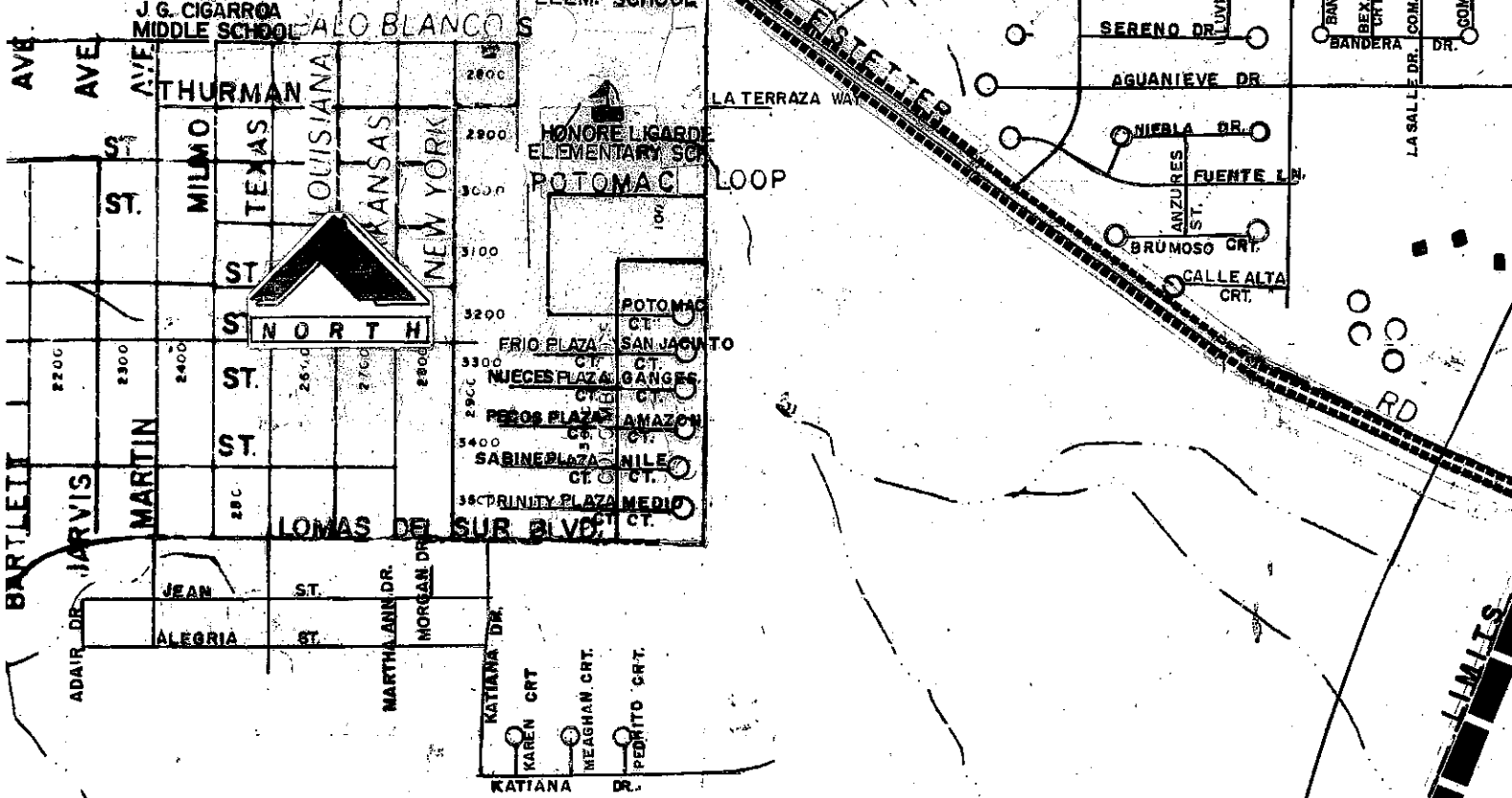
AQUERO, LTD.
 6990 McPHERSON AVE.
 P.O. BOX 753-3300
 LAREDO, TEXAS 78041

RE-PLAT OF
LOT 1, BLOCK 3
AQUERO SUBDIVISION - PHASE I
AS PER PLAT RECORDED IN VOLUME 28, PAGES 95,95A,95B,
WEBB COUNTY PLAT RECORDS
INTO
LOTS 1A, 2A AND 3A, BLOCK 3
AQUERO SUBDIVISION - PHASE I
CITY OF LAREDO, TEXAS

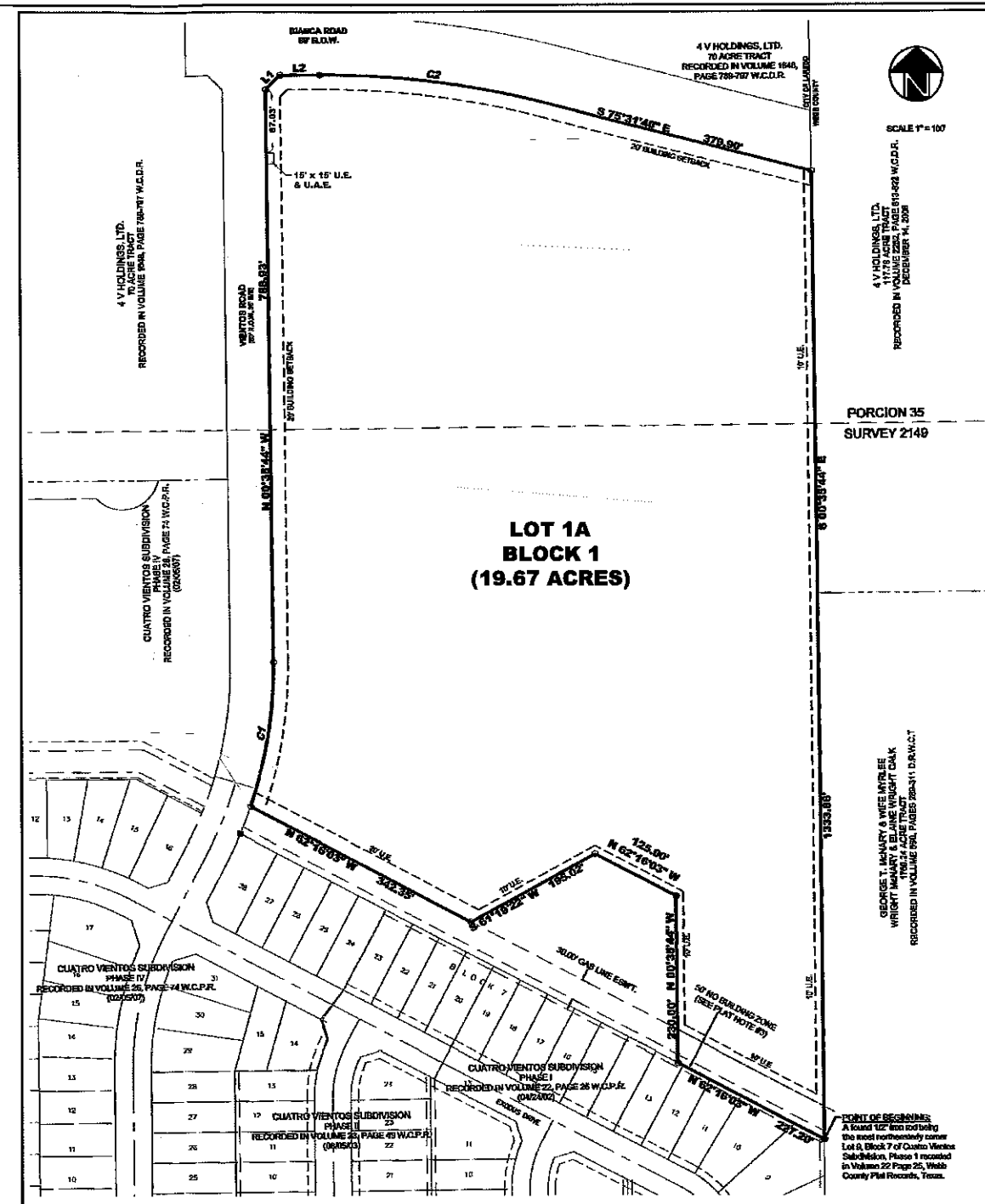
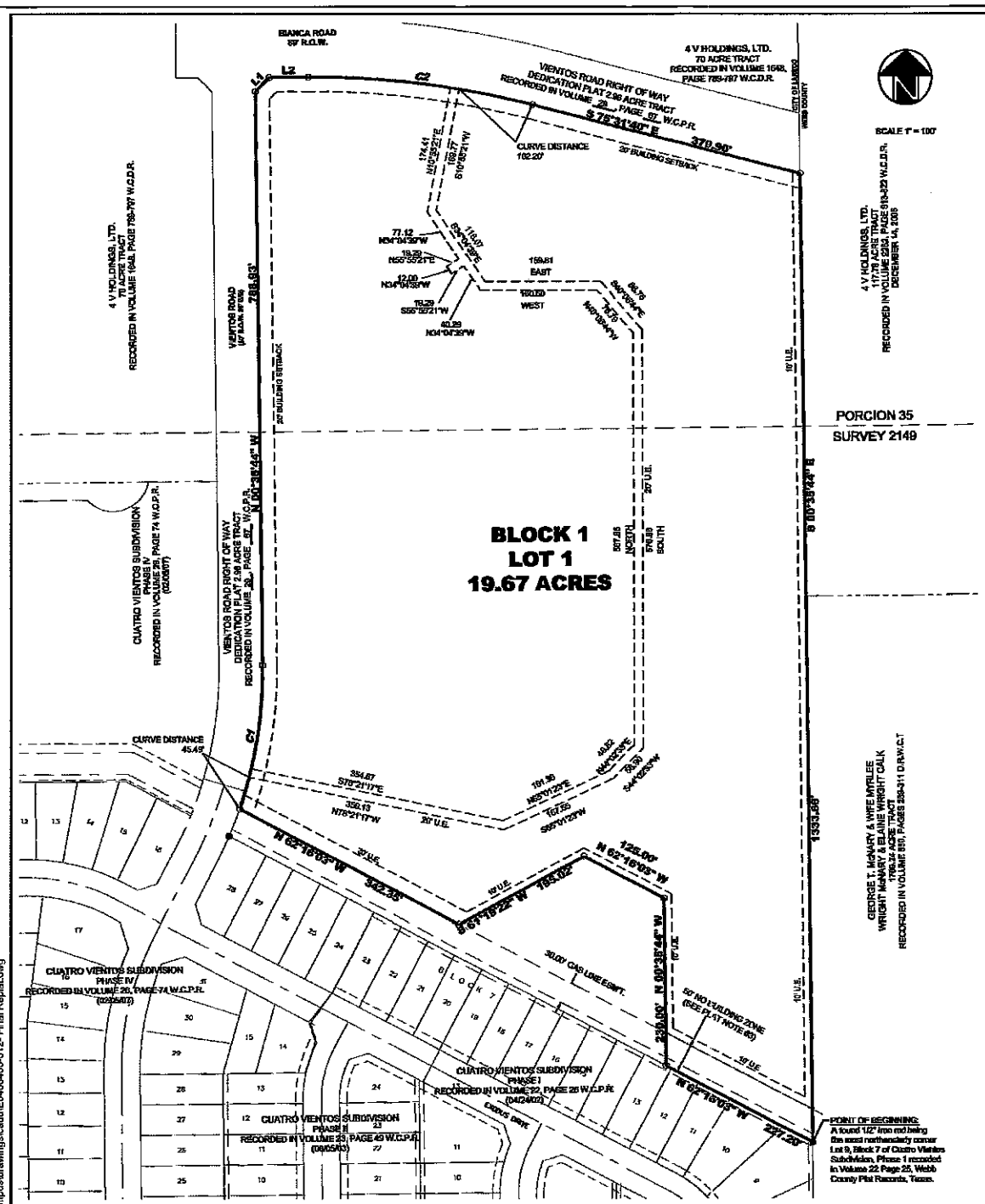
DRAWN BY: J.L.B.
 SCALE: 1"=100'
 DATE: 12-31-2014
 SHEET NUMBER: 1 of 1

**Planning & Zoning Commission
Communication**

AGENDA ITEM: IX-B	DATE: 07/02/15
APPLICANT: UISD	ENGINEER: Civil Engineering Consultants
REQUEST: Final consideration of the Replat of Lot 1, Block 1, Cuatro Vientos Middle School U.I.S.D. Plat. The intent is institutional.	
SITE: This 19.67 acre tract is located south of Bianka Rd. and east of Vientos Rd. The zoning for this one lot replat is R-1A. This tract is located in District I- Cm. Roberto Balli	
PREVIOUS COMMISSION ACTION: This item was granted preliminary plat approval by the Planning & Zoning Commission on 09/04/14.	
PROPOSED ACTION: APPROVAL <u>Notice to the Developer:</u> Update the Chairman's signature block to reflect Jesse Gonzalez as Interim-Chairman.	



S:\data\PE\Project\46400-Design\UJSD School Campus\Drawings\cadd\46400-012-Final\Replat.dwg



LEGAL DESCRIPTION

A Tract of Land containing 19.67 acres, more or less, conveyed to United Independent School District, recorded in Volume 29, Page 92, Official Public Records of Webb County, Texas. Being 11.93 acres out of a 50 acre tract of Cuatro Vientos Subdivision, Phase I, recorded in Volume 22, Page 25, Webb County, Texas, and 8.74 acres out of a 24.44 acre tract of Cuatro Vientos Subdivision, Phase II, recorded in Volume 22, Page 25, Webb County, Texas. Abstract 544, Webb County, Texas, created in Survey 2149, R.R. Pains, Abstract 544 and Production 33, Map of Abstract 544, a tract of land being more particularly described by means and bounds as follows:

BEGINNING at a found 1/2" iron rod being the most northeasterly corner of Lot 1, Block 7 of Cuatro Vientos Subdivision, Phase I, a distance of 227.21 FEET to a set 1/2" iron rod and being an exterior corner hereof;

THENCE, N 67°16'03" W, a distance of 126.00 FEET to a set 1/2" iron rod and being an interior corner hereof;

THENCE, N 00°35'44" W, a distance of 230.00 FEET to a found 1/2" iron rod and being an interior corner hereof;

THENCE, N 52°16'03" W, a distance of 126.00 FEET to a set 1/2" iron rod and being an exterior corner hereof;

THENCE, S 61°16'22" W, a distance of 155.02 FEET to a set 1/2" iron rod and being an exterior corner hereof;

THENCE, N 82°16'03" W, a distance of 342.35 FEET to a set 1/2" iron rod for an interior corner hereof and being on a non-tangent point of curvature to the left of a curve having a radius of 172.50 feet, a chord of 610'15"10" E - 304.88 FEET;

THENCE, along said curve left an arc length of 201.94 FEET along the east R.O.W. line of Vientos Road to a set 1/2" iron rod and a point of tangency;

THENCE, N 00°35'44" W, passing the north boundary line of said 50 acre tract and the south boundary line of said 70 acre tract at a distance of 126.00 feet, and continuing for a total distance of 788.33 FEET along the east R.O.W. line of Vientos Road to a set 1/2" iron rod for an interior corner hereof;

THENCE, N 45°16'28" E, a distance of 27.96 FEET to a set 1/2" iron rod for an exterior corner hereof;

THENCE, N 52°16'03" E, a distance of 54.04 FEET along the south R.O.W. line of Blanca Lane to a found 1/2" iron rod being a point of curvature to the left of a curve having a radius of 1200 feet, a chord of 5 82°09'55" E - 311.12 FEET;

THENCE, along said curve left an arc length of 312.03 FEET along the south R.O.W. line of Blanca Lane to a set 1/2" iron rod and a point of tangency;

THENCE, S 72°14'40" E, a distance of 379.90 FEET along the south R.O.W. line of Blanca Lane to a set 1/2" iron rod and an exterior corner hereof;

THENCE, S 00°35'44" E, passing the north boundary line of said 50 acre tract and the south boundary line of said 70 acre tract at a distance of 126.00 feet, and continuing for a total distance of 1233.57 FEET to the Point of Beginning for this 19.67 acre tract of land, more or less.

BASIS OF BEARING: Being a found iron rod at the Northern most corner of Lot 24 Block 7 and the Northern most corner of Lot 9 Block 7 of Cuatro Vientos Subdivision Phase I recorded in Vol. 22, Pg. 25, Webb County Plat Records, Texas.

BEARING S 02°16'03" E - 906.73'

NOTES

- THE PURPOSE OF THIS REPLAT IS TO REMOVE THE 20' UTILITY EASEMENT RECORDED IN VOLUME 25, PAGE 92, WEBB COUNTY MAP RECORDS.
- SIDEWALKS, DRIVEWAYS AND TREES WILL BE INSTALLED AT THE TIME OF INSTALLATION OF BUILDINGS IN ACCORDANCE WITH THE LAREDO LAND DEVELOPMENT CODE.
- FOR ALL GAS TRANSMISSION LINES OF FOUR (4) INCHES OR GREATER IN DIAMETER, A FIFTY (50) FOOT NO BURIAL ZONE SHALL BE MAINTAINED. THIS SHALL BE BASED ON A TWENTY-FIVE (25) FEET FROM THE CENTERLINE OF THE TRANSMISSION LINE AS PER SECTION 24.77.1 OF THE LAREDO LAND DEVELOPMENT CODE. THE DEPTH OF THE BURIAL ZONE SHALL BE AS FOLLOWS: SIZE 4" TYPE TRANSMISSION LINE, DEPTH: 4'-8".
- SETBACK SHALL BE DETERMINED BASED ON THE CURRENT ZONING IN ACCORDANCE TO SECTION 24.77.1 OF THE LAREDO LAND DEVELOPMENT CODE AND THE LAREDO ZONING RESTRICTIONS AND PRESCRIPTIVE OF THE ZONING.
- OWNER SHALL PROVIDE A TWO-WING GATE FOR ACCESS TO THE PROPERTY. THE GATE SHALL BE CEILING TO MANHOLE. EACH GATE WING SHALL BE 7.5 FEET.

OWNER: UNITED INDEPENDENT SCHOOL DISTRICT
201 LINDENWOOD
LAREDO, TEXAS 78041
(959) 717-9210

ENGINEER: JEFFREY G. PUIG, P.E., R.P.L.S.
ENGINEERING, LAREDO DIVISION OF
CIVIL ENGINEERING CONSULTANTS
862 McPherson Rd., STE. 700
LAREDO, TEXAS 78045
(959) 779-7844

LOT TABLE

LOT	ACRES
LOT 1	19.67

LINE TABLE

LINE	LENGTH	BEARING
L1	27.88	N45°16'28"E
L2	51.04	N89°34'31"E

LEGEND

- CONC. CONC. MONUMENT
- FOUND 1/2" IRON ROD
- SET 1/2" IRON ROD
- R.O.W. RIGHT OF WAY
- U.E. UTILITY EASEMENT
- U.A.E. UTILITY EASEMENT
- B.S. BUILDING SETBACK
- D.E. DRAINAGE EASEMENT

POINT OF BEGINNING: A found 1/2" iron rod being the most northeasterly corner of Lot 1, Block 7 of Cuatro Vientos Subdivision, Phase I recorded in Volume 22, Page 25, Webb County Plat Records, Texas.

AS PLATTED

LOT 1, BLOCK 1, CUATRO VIENTOS MIDDLE SCHOOL U.I.S.D. PLAT
RECORDED IN VOLUME 29, PAGE 92, MAP RECORDS OF WEBB COUNTY

CERTIFICATE OF OWNER

STATE OF TEXAS
COUNTY OF WEBB

I, JAVIER MONTEYAGUE JR., AS PRESIDENT OF UNITED INDEPENDENT SCHOOL DISTRICT, THE UNDERSIGNED OWNER OF THE LAND SHOWN ON THIS REPLAT, AND DESIGNATED HEREIN AS REPLAT OF LOT 1, BLOCK 1, CUATRO VIENTOS MIDDLE SCHOOL U.I.S.D. PLAT INTO LOT 1A, BLOCK 1, CUATRO VIENTOS MIDDLE SCHOOL U.I.S.D. PLAT, IN THE CITY OF LAREDO, COUNTY OF WEBB, TEXAS, AND WHOSE NAME IS SUBSCRIBED HERETO, HEREBY DEDICATE TO THE USE OF THE PUBLIC FOREVER, ALL STREETS AND DRAINAGE EASEMENTS THEREON SHOWN, FOR THE PURPOSE AND CONSIDERATION THEREIN EXPRESSED.

OWNER _____ DATE _____

STATE OF TEXAS
COUNTY OF WEBB

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED _____, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT AND ACKNOWLEDGED TO ME THAT THE PERSON EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATION THEREIN STATED.

WITNESS MY HAND AND SEAL THIS _____ DAY OF _____, 201__.

NOTARY PUBLIC IN AND FOR WEBB COUNTY, TEXAS

MY COMMISSION EXPIRES: _____

CERTIFICATE OF ENGINEER

STATE OF TEXAS
COUNTY OF WEBB

I, JEFFREY G. PUIG, A REGISTERED PROFESSIONAL ENGINEER IN THE STATE OF TEXAS, HEREBY CERTIFY THAT PROPER ENGINEERING CONSIDERATION HAS BEEN GIVEN TO THE MATTERS OF STREETS, LOTS, WATER SEWER AND APPURTENANCES AND DRAINAGE LAYOUT, AND TO THE BEST OF MY KNOWLEDGE THIS REPLAT CONFORMS TO ALL REQUIREMENTS OF THE SUBMISSION ORDINANCE, EXCEPT FOR THOSE VARIANCES THAT MAY HAVE BEEN GRANTED BY THE PLANNING COMMISSION OF THE CITY.

JEFFREY G. PUIG, P.E., #65552

DATE _____

CERTIFICATE OF SURVEYOR

STATE OF TEXAS
COUNTY OF WEBB

I, JEFFREY G. PUIG, A REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF TEXAS, HEREBY CERTIFY THAT THIS REPLAT IS TRUE AND CORRECT AND WAS PREPARED BY AN ACTUAL SURVEY OF THE PROPERTY MADE UNDER MY SUPERVISION ON THE GROUND, THAT THE CORNER MONUMENTS SHOWN THEREON WERE FOUND OR WILL BE PROPERLY PLACED UNDER MY SUPERVISION.

JEFFREY G. PUIG, P.E., R.P.L.S. NO. 5061

DATE _____

RE-PLAT OF

LOT 1, BLOCK 1, CUATRO VIENTOS MIDDLE SCHOOL U.I.S.D. PLAT
RECORDED IN VOLUME 29, PAGE 92, MAP RECORDS OF WEBB COUNTY

INTO

LOT 1A, BLOCK 1, CUATRO VIENTOS MIDDLE SCHOOL U.I.S.D. PLAT

PLAT APPROVAL - CITY ENGINEER

I HAVE REVIEWED THIS REPLAT OF LOT 1, BLOCK 1, CUATRO VIENTOS MIDDLE SCHOOL U.I.S.D. PLAT INTO LOT 1A, BLOCK 1, CUATRO VIENTOS MIDDLE SCHOOL U.I.S.D. PLAT, PREPARED BY JEFFREY G. PUIG REGISTERED PROFESSIONAL ENGINEER, NO. 65552, AND DATED THE _____ DAY OF _____, 201__, WITH THE LAST REVISION DATE ON _____ AND HAVE FOUND THEM IN COMPLIANCE WITH THE SUBMISSION ORDINANCE OF THE CITY OF LAREDO, TEXAS.

ROGELIO RIVERA, P.E.
CITY ENGINEER

DATE _____

PLANNING COMMISSION APPROVAL

THIS REPLAT OF LOT 1, BLOCK 1, CUATRO VIENTOS MIDDLE SCHOOL U.I.S.D. PLAT INTO LOT 1A, BLOCK 1, CUATRO VIENTOS MIDDLE SCHOOL U.I.S.D. PLAT, 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 _____, 201__.

EDUARDO A. CASTILLO
CHAIRMAN

DATE _____

ATTENTION 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 _____, 201__, THE MINUTES OF SAID MEETING REFLECT SUCH APPROVAL.

NATHAN R. BRATTON
DIRECTOR OF PLANNING
CITY OF LAREDO, TEXAS

DATE _____

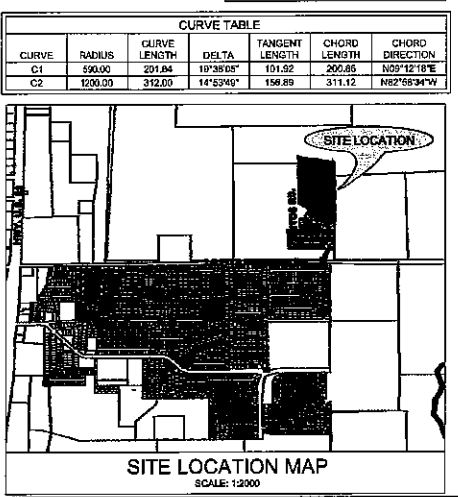
CERTIFICATE OF COUNTY CLERK

STATE OF TEXAS
COUNTY OF WEBB

I, _____, CLERK OF THE COUNTY COURT IN AND FOR WEBB COUNTY, TEXAS, DO HEREBY CERTIFY THAT THE FOREGOING INSTRUMENT DATED THE _____ DAY OF _____, 201__, WITH THE CERTIFICATE OF AUTHENTICATION WAS FILED OF RECORD IN MY OFFICE ON THE _____ DAY OF _____, 201__, AT _____ O'CLOCK _____ M. IN VOLUME _____ PAGE(S) _____ OF THE MAP RECORDS OF SAID COUNTY.

WITNESS MY HAND AND SEAL THIS _____ DAY OF _____, 201__.

COUNTY CLERK _____ DEPUTY
WEBB COUNTY, TEXAS

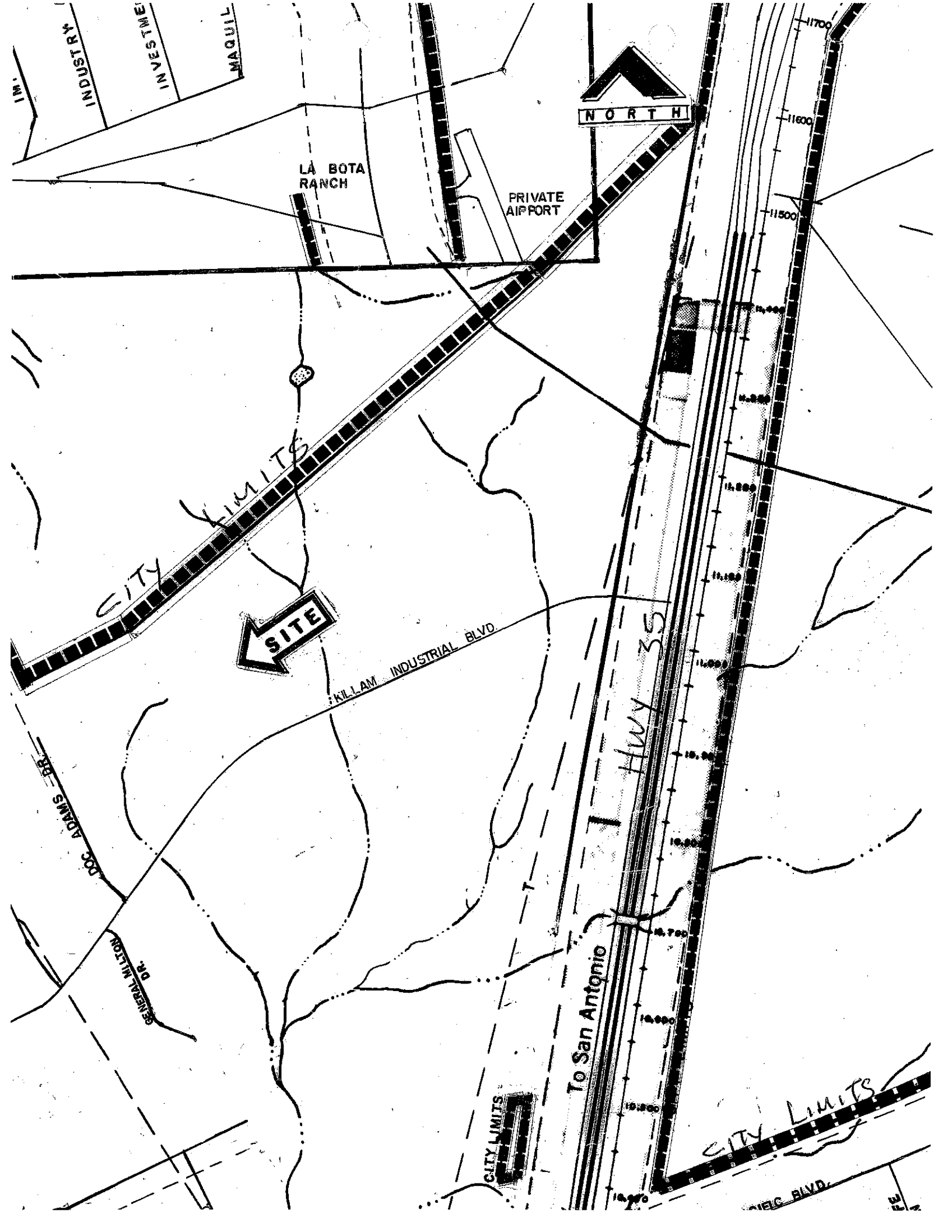


PROJECT: ED468400 - PHASE 012
PLOT DATE/TIME: 6/26/2016 9:14 AM
STATUS: FINAL
DRAWN BY: _____ CHECKED BY: _____
NO. DATE REVISION DESCRIPTION FILE REF. 1
1 6/26/2016 ED468400-012-Final (J.P.) 1
2 6/26/2016 ED468400-012-Final (J.P.) 2

CEC
CIVIL ENGINEERING CONSULTANTS
862 McPherson Road, Ste. 700
LAREDO, TEXAS 78045
TEL: 959-779-7844 FAX: 959-729-7854
TBBE # F-22-14 TEP# 100410-00

REPLAT OF LOT 1, BLOCK 1, CUATRO VIENTOS MIDDLE SCHOOL U.I.S.D. PLAT RECORDED IN VOL. 29, PG. 92, MAP RECORDS OF WEBB COUNTY INTO LOT 1A, BLOCK 1, CUATRO VIENTOS MIDDLE SCHOOL U.I.S.D. PLAT

PROJECT NAME: _____
SHEET: 1 OF 1

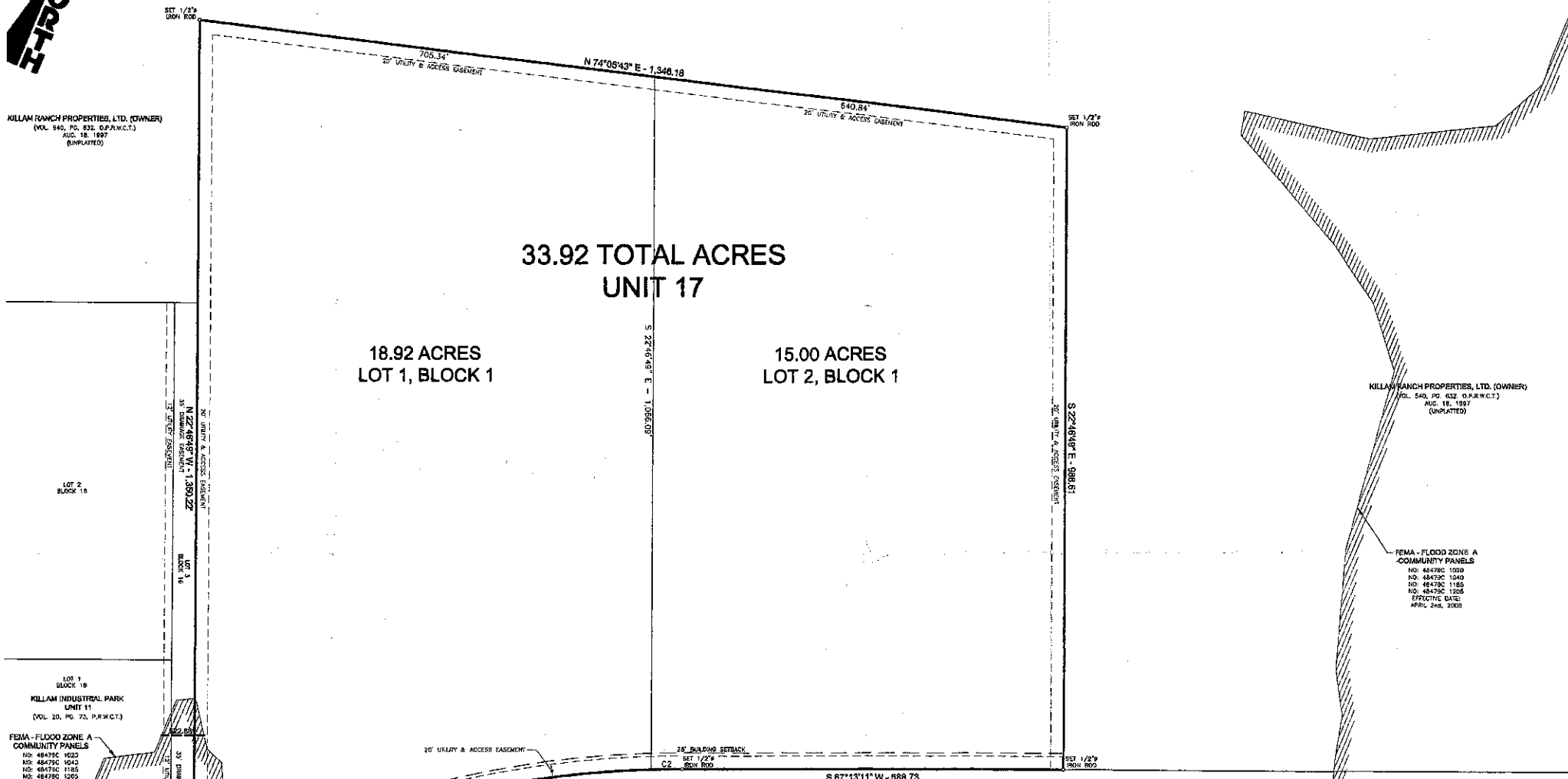
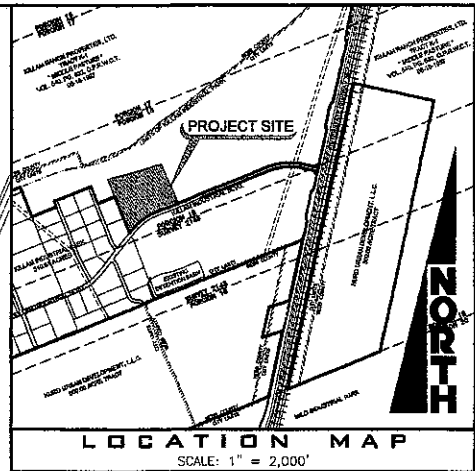




KILLAM RANCH PROPERTIES, LTD. (OWNER)
(VOL. 540, PG. 622, O.P.M.C.T.)
AUG. 18, 1997
(UNPLATTED)

KILLAM RANCH PROPERTIES, LTD. (OWNER)
(VOL. 540, PG. 622, O.P.M.C.T.)
AUG. 18, 1997
(UNPLATTED)

CURVE	LENGTH	RADIUS	TANGENT	DELTA	BEARING	CHORD
C1	783.09'	1495.00'	400.79'	50°00'43"	S52°12'30"W	774.17'
C2	47.51'	1495.00'	23.76'	01°49'12"	S62°18'34"W	47.51'
C3	735.56'	1495.00'	375.39'	28°11'28"	S61°16'12"W	726.16'



LEGAL DESCRIPTION:

A TRACT OF LAND CONTAINING 33.92 ACRES, more or less, situated in Partition 18, Jose de Bustamante, Original Grantee, Abstract 21, Original Grantee, Abstract 561, City of Laredo, Webb County, Texas, said 33.92 acre tract conveyed to Killam Development, Ltd. as per deed recorded June 21st, 2010 in Volume 3,807, Page 37, Official Public Records of Webb County, Texas this 33.92 acre tract more particularly described as follows:

BEGINNING at a concrete monument found on the northerly right-of-way line of Killam Industrial Blvd. (60' ROW) being the most easterly corner of Killam Industrial Park, Unit 11 as per plot recorded in Volume 20, Page 73, Plot Records of Webb County, Texas, said monument being the most southerly corner of the 33.92 acre tract;

THENCE N22°46'49"W (N22°00'00"W called bearing by Unit 11 Plot), partially along a common line with Killam Industrial Park, Unit 11, a distance of 1,350.22' to a 1/2" diameter iron rod with a cap marked "Howland" set for the westerly corner hereof;

THENCE N74°05'43"E a distance of 1,346.18' to a 1/2" diameter iron rod with a cap marked "Howland" set for the most northerly corner hereof;

THENCE S27°45'49"E a distance of 588.81' to a 1/2" diameter iron rod with a cap marked "Howland" set on the northerly right-of-way line of Killam Industrial Blvd. (60' ROW) for the most easterly corner hereof;

THENCE S67°13'11"W along the northerly right-of-way line of Killam Industrial Blvd., a distance of 588.73' to a 1/2" diameter iron rod found for a point of curvature of a curve to the left having a radius of 1,495.00', a central angle of 30°00'00", a chord bearing of S52°12'30"W and a chord distance of 774.17'

THENCE along the arc of said curve to the left, a distance of 783.09' to the Point of Beginning of this 33.92, more or less, acre tract.

NOTE: Basis of bearings are QPS/NA83 Texas State Plane 4205 South Zone.

EXISTING LEGEND

DESCRIPTION	LINE TYPE/SYMBOL
CENTER LINE	---
MONUMENT (AS MONUMENT)	o
FLOOD PLAIN (AS DETERMINED)	////
EXISTING FLOOD ELEVATION AS ESTABLISHED FROM A FLOOD CONTROL DISTRICT RECORDING FLOOD PLAIN (AS DETERMINED)	--- 50.07 ---

NOTES:

- Set iron rods shown hereon are capped with yellow plastic caps marked "Howland".
- Trees shall be installed at the time of issuance of building permits in accordance with the Laredo Land Development Code.
- All curb cuts shall comply with the Transportation Element of the City of Laredo Comprehensive Plan.
- The setback lines indicated on the plot shall be for reference only. The official setback line shall be determined based on the current zoning district in accordance to Section 24.77.1 of the Laredo Land Development Code.
- Finished floor elevations or lowest structural member for lots within a flood zone shall be 18" above the base flood elevation.
- This 33.92 acre tract is presently partially situated within a 100 year frequency flood zone, Zone "A2" as per Flood Insurance Rate Map, Community Panel Number 48479C 1030, 48479C 1040, 48479C 1185 and 48479C 1203 with an effective date of April 2, 2008.
- For Lot 2, Block 1 ONLY, Storm Water Detention improvements shall be reviewed by the Engineering Department as part of the building permit approval and shall be the responsibility of the land owner to comply with storm water management ordinance. Required detention volume: 84,000 (CF) at a discharge rate of 32.53 (CFS). In addition to the required storage volume, allowance must be made to account for freeboard, since the location of detention has been determined.

PLANNING COMMISSION APPROVAL

THIS PLAN OF KILLAM INDUSTRIAL PARK, UNIT 17, 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 _____, 20____.

EDUARDO A. CASTILLO, Chairman

ATTENTION OF PLANNING COMMISSION APPROVAL

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

MARLYN R. BRANTON, Director of Planning
CITY OF LAREDO, TEXAS

STATE OF TEXAS, COUNTY OF WEBB:

I, MARIE R. HERRA, CLERK OF THE COUNTY COURT IN AND FOR THE WEBB COUNTY, DO HEREBY CERTIFY THAT THE FOREGOING INSTRUMENT DATED THE _____ DAY OF _____, 20____, WITH ITS CORROBORATE OF AUTHENTICITY HAS BEEN FILED FOR RECORD IN MY OFFICE ON THE _____ DAY OF _____, 20____, AT _____ O'CLOCK _____ A.M. IN VOLUME _____ (PAGE(S)) OF THE MAP RECORDS OF SAID COUNTY.

CERTIFICATION OF COUNTY CLERK

FILED FOR RECORD AT _____ O'CLOCK _____ A.M. ON THE _____ DAY OF _____, 20____.

DEPUTY COUNTY CLERK
WEBB COUNTY, TEXAS

CERTIFICATE OF OWNER

STATE OF TEXAS, COUNTY OF WEBB:

I, _____, MANAGER OF KILLAM MANAGEMENT, L.P., THE GENERAL PARTNER OF KILLAM DEVELOPMENT, LTD., OWNER OF THE LAND SHOWN ON THIS PLAN AND IDENTIFIED HEREIN AS KILLAM INDUSTRIAL PARK, UNIT 17, IN THE CITY OF LAREDO, COUNTY OF WEBB, TEXAS, AND WHOSE NAME IS SUBSCRIBED HEREON, HEREBY DEED TO THE USE OF THE PUBLIC THROUGH ALL STREETS, EASEMENTS, EASEMENTS AND PUBLIC PLACES THEREON SHOWN FOR THE PURPOSE AND CONSIDERATION THEREIN DEEMED PROPER.

KILLAM DEVELOPMENT, LTD.
BY KILLAM MANAGEMENT, L.P.
ITS GENERAL PARTNER

DATE

CERTIFICATE OF ENGINEER

STATE OF TEXAS, COUNTY OF WEBB:

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

OSCAR J. SEPULVEDA No. 71405
DATE



CERTIFICATE OF SURVEYOR

STATE OF TEXAS, COUNTY OF WEBB:

I, THE UNDERSIGNED, A REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF TEXAS, HEREBY CERTIFY THAT THIS PLAN IS TRUE AND WAS PREPARED FROM AN ACTUAL SURVEY OF THE PROPERTY MADE UNDER MY SUPERVISION, ON THE _____ DAY OF _____, 20____, WITH THE LAST RECORDED DATE ON _____, 20____, AND HAVE FOUND THEM IN COMPLIANCE WITH THE SUBDIVISION ORDINANCE OF THE CITY OF LAREDO, TEXAS.

BERNAL F. SUZUKI, P.L.S. No. 5326
DATE



PLAT-APPROVAL CITY ENGINEER

I HAVE REVIEWED THIS PLAN OF KILLAM INDUSTRIAL PARK, UNIT 17, CITY OF LAREDO, TEXAS, PREPARED BY HOWLAND ENGINEERING AND SURVEYING CO. AND ON THE _____ DAY OF _____, 20____, WITH THE LAST RECORDED DATE ON _____, 20____, AND HAVE FOUND THEM IN COMPLIANCE WITH THE SUBDIVISION ORDINANCE OF THE CITY OF LAREDO, TEXAS.

RODRIGO RIVERA, P.E.
CITY ENGINEER

HOWLAND

GRAPHIC SCALE

KILLAM INDUSTRIAL PARK

DRAWN
CHECKED
PLOTTED
JOB
FILE
STAT
AS-BU
REVISED

OWNER:
KILLAM DEVELOPMENT, LTD.
P.O. BOX 498-0489
LAREDO, TEXAS 78042
(956) 724-7141
ENGINEER / SURVEYOR:
HOWLAND ENGINEERING AND
SURVEYING CO.
7815 N. BARTLETT AVENUE
LAREDO, TEXAS 78041
956 722-4411

**Planning & Zoning Commission
Communication**

AGENDA ITEM: IX-D	DATE: 07/02/15
APPLICANT: ALS Laredo Holdings, LLC	ENGINEER: Sherfey Engineering Co.
REQUEST: Final consideration of Lomas Del Sur Subdivision Unit X. The intent is institutional.	
SITE: This 27.70 acre tract is located east of Ejido Ave. and south of Wormser Rd. The zoning for this 45 lot development is R-1A. This tract is located in District I-Cm. Rudy Gonzalez, Jr.	
PREVIOUS COMMISSION ACTION: This item was granted preliminary plat approval by the Planning & Zoning Commission on 03/05/15.	
PROPOSED ACTION: APPROVAL <u>Notice to the Developer:</u> Update the Chairman's signature block to reflect Jesse Gonzalez as Interim-Chairman.	

Curve Table					
Curve #	Length	Radius	CHORD LENGTH	CHORD BEARING	DELTA
C1	425.76	750.00	420.63	N03°10'34"E	02°09'43"
C2	24.28	530.00	24.16	N89°00'33"E	01°01'32"
C3	76.65	275.00	76.58	N08°54'11"E	01°03'45"
C4	26.65	275.00	26.63	N16°55'28"E	009°33'19"
C5	41.99	275.00	41.95	N03°46'18"E	008°44'35"
C6	25.49	275.00	25.39	N02°45'05"E	005°17'31"
C7	83.61	470.00	83.50	S89°00'33"W	01°01'32"
C8	83.94	530.00	80.83	S89°00'33"W	01°01'32"
C9	78.80	750.00	78.77	N02°24'20"W	005°42'55"
C10	346.95	750.00	344.17	N08°02'02"E	02°09'47"
C12	85.50	250.00	85.09	N09°54'11"E	01°35'45"

Line Table		
Line #	Length	Direction
L1	28.28	N45°06'19"E
L2	50.00	S89°53'41"E
L3	9.71	N02°06'19"E
L4	28.28	N25°17'55"W

- LEGEND**
- SIR = SET "X" IRON ROD
 - U.I.E. = UTILITY EASEMENT
 - W.C.M.R. = WEBB COUNTY MAP RECORDS
 - W.C.D.R. = WEBB COUNTY DEED RECORDS
 - W.C.O.P.R. = WEBB COUNTY OFFICIAL PUBLIC RECORDS
 - R.O.W. = RIGHT OF WAY
 - B/B = BACK TO BACK
 - B.S. = BUILDING SETBACK
 - VOL. = VOLUME
 - PG. = PAGE
 - BFE = BASE FLOOD ELEVATION

CERTIFICATE OF OWNER

STATE OF TEXAS
COUNTY OF WEBB

I, _____ as _____ of _____ the Owner of the land shown on this Plat, and designated herein as: **LOMAS DEL SUR SUBDIVISION UNIT X**, in the City of Laredo, County of Webb, Texas, and whose name is subscribed hereto, hereby dedicate the use to the public forever all streets, drains, easements and public places thereon shown for the purpose and consideration therein expressed.

Signature of Owner/Title _____ DATE _____

STATE OF TEXAS
COUNTY OF WEBB

Before me, the undersigned authority, on this day personally appeared _____ known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that (s)he executed the same for the purpose and considerations therein stated.

WITNESS MY HAND AND SEAL OF OFFICE THIS _____ DAY OF _____, 2015.

NOTARY PUBLIC _____ DATE _____

LIEN HOLDER'S CERTIFICATE

This subdivision map is hereby approved and adopted by the undersigned Lien Holder this _____ day of _____, 2015.

By: _____ Title: _____ as an act and deed of _____

Signature of Bank Officer _____ DATE _____

STATE OF TEXAS
COUNTY OF WEBB

Before me, the undersigned authority, on this day personally appeared _____ known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that (s)he executed the same for the purpose and considerations therein stated.

WITNESS MY HAND AND SEAL OF OFFICE THIS _____ DAY OF _____, 2015.

NOTARY PUBLIC _____ DATE _____

CERTIFICATE OF ENGINEER

STATE OF TEXAS
COUNTY OF WEBB

I hereby certify that proper engineering consideration has been given this Plat to the matters of streets, lots, water, sewer and appurtenances and drainage layout; and to the best of my knowledge, this Plat conforms to all requirements of the Subdivision Ordinance, except for those variances that may have been granted by the Planning Commission of the City of Laredo, Texas.

NOT FOR RECORDATION
JoEmma P. Sherfy, P.E. No. 68028 _____ DATE _____

CERTIFICATE OF SURVEYOR

STATE OF TEXAS
COUNTY OF WEBB

I, the undersigned, a Registered Professional Land Surveyor in the State of Texas, hereby certify that this Plat is true and correct and was prepared from an actual survey of the property made under my supervision, on the ground, that the corner monuments shown thereon will be properly placed under my supervision.

NOT FOR RECORDATION
Francisco Estrada IV, R.P.L.S. #5862 _____ DATE _____

PLAT APPROVAL - CITY ENGINEER

STATE OF TEXAS
COUNTY OF WEBB

I have reviewed this Plat identified: **LOMAS DEL SUR SUBDIVISION UNIT X**, prepared by JoEmma P. Sherfy, P.E. No. 68028, and dated the _____ of _____, 2015, with the last revised date on _____ and have found them in compliance with the Subdivision Ordinance of the City of Laredo, Texas.

Notario Rivera, P.E. - City Engineer _____ DATE _____

PLANNING COMMISSION APPROVAL

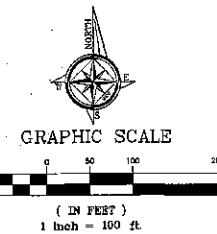
This Plat of **LOMAS DEL SUR SUBDIVISION UNIT X**, has been submitted to and considered by the Planning Commission of the City of Laredo, Texas, and is hereby approved by such Commission on the _____ of _____, 2015.

Edward Castillo, Chairman _____ DATE _____

ATTESTMENT OF PLANNING COMMISSION APPROVAL

The City of Laredo Planning Commission approved the filing for record of this Plat at a public meeting held on the _____ of _____, 2015. The minutes of meeting reflect such approval.

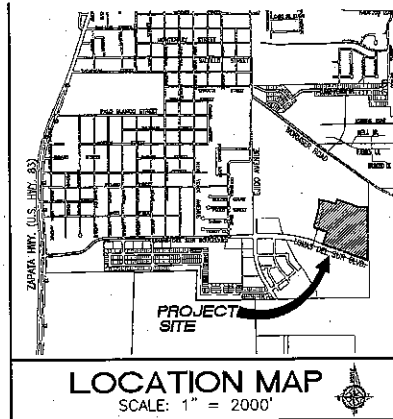
Nathan R. Bratton, Planning Director _____ DATE _____



GENERAL NOTES

- N1. Sidewalks, driveways and trees will be installed at the issuance of the building permits in accordance with the Laredo Land Development Code.
- N2. All curb cuts shall comply with the Transportation Element of the City of Laredo Comprehensive Plan.
- N3. The setback shall be determined based on the current zoning in accordance to Section 24.77.1 of the Laredo Land Development Code.
- N4. Lots 2-4, Block 1 must allow for storm water run-off to rear of lots to drain onto adjoining drainage channel.

NOTE:
The 50 foot drainage easement within the Lomas Del Sur Subdivision Unit X is covered by a Monitoring and Maintenance Agreement, as recorded in Volume _____, Page _____, Webb County Official Public Records, Webb County, Texas.



LEGAL DESCRIPTION 27.70 ACRE TRACT

A tract of land containing 27.70 acres of land, more or less, situated in Parcel 34, Abstract 762, Jose Antonio Diaz original grantee, Parcel 35, Abstract 546, Joaquin Diaz original grantee and Survey 2386, Abstract 3264, J. & H. Worriser original grantee some being out of Tract "A" as recorded in Volume 3342, Pages 699-707, Tract "B" as recorded in Volume 3342, Pages 687-698 and Volume 3342, Pages 699-707 and Tract "D" as recorded in Volume 3342, Pages 687-698, Webb County Official Public Records and being more particularly described by metes and bounds as follows:

BEGINNING at a found 1/2 inch iron rod on the north right-of-way line of Lomas Del Sur Boulevard (a 120 foot wide road) as recorded in Volume 3484, Pages 206-225, Webb County Official Public Records;

THENCE N 70°43'29" E, along the north right-of-way line of said Lomas Del Sur Boulevard a distance of 625.97 feet to a set 1/2 inch iron rod, the southwest corner of the herein described tract;

THENCE N 19°58'11" E, leaving the north right-of-way line of said Lomas Del Sur Boulevard a distance 315.89 feet to a set 1/2 inch iron rod, on interior corner of the herein described tract;

THENCE N 70°43'29" E, a distance of 249.73 feet to a set 1/2 inch iron rod, the most westerly corner of the herein described tract;

THENCE N 18°36'35" E, a distance of 242.71 feet to a set 1/2 inch iron rod, a point of curvature to the left;

THENCE, along said curve to the left with a radius of 750.00 feet, a delta of 30°52'43", a chord and chord bearing of 94.16 feet and N 87°00'33" E a distance of 94.28 feet to a set 1/2 inch iron rod, the northwest corner of the herein described tract;

THENCE N 75°54'47" E, a distance of 50.57 feet to a set 1/2 inch iron rod, a point of curvature to the right;

THENCE, along said curve to the right with a radius of 530.00 feet, a delta of 10°11'32", a chord and chord bearing of 94.16 feet and N 87°00'33" E a distance of 94.28 feet to a set 1/2 inch iron rod, a tangent point;

THENCE S 89°53'41" E, a distance of 574.93 feet to a set 1/2 inch iron rod, a deflection left;

THENCE N 45°06'19" E, a distance of 28.28 feet to a set 1/2 inch iron rod, a deflection right;

THENCE S 89°53'41" E, a distance of 50.00 feet to a set 1/2 inch iron rod, on interior corner of the herein described tract;

THENCE N 00°00'18" E, a distance of 9.71 feet to a set 1/2 inch iron rod, a deflection right;

THENCE S 89°53'41" E, a distance of 110.00 feet to a set 1/2 inch iron rod, the northeast corner of the herein described tract;

THENCE S 00°00'18" W, a distance of 1498.42 feet to a set 1/2 inch iron rod, a point on the north right-of-way line of said Lomas Del Sur Boulevard, the southeast corner of the herein described tract;

THENCE N 70°17'36" E, along the north right-of-way line of said Lomas Del Sur Boulevard a distance of 405.34 feet to return to and close at the POINT OF BEGINNING, containing 27.70 acres of land.

LEGAL DESCRIPTION 1,260 SQUARE FOOT TRACT OFF-SITE DRAINAGE EASEMENT

A tract of land containing 1,260 square feet of land, more or less, situated in Parcel 34, Abstract 762, Jose Antonio Diaz original grantee, Parcel 35, Abstract 546, Joaquin Diaz original grantee and Survey 2386, Abstract 3264, J. & H. Worriser original grantee some being out of Tract "A" as recorded in Volume 3342, Pages 699-707, Tract "B" as recorded in Volume 3342, Pages 687-698 and Volume 3342, Pages 699-707 and Tract "D" as recorded in Volume 3342, Pages 687-698, Webb County Official Public Records and being more particularly described by metes and bounds as follows:

COMMENCING at a found 1/2 inch iron rod on the north right-of-way line of Lomas Del Sur Boulevard (a 120 foot wide road) as recorded in Volume 3484, Pages 206-225, Webb County Official Public Records;

THENCE N 06°55'04" E, leaving the north right-of-way line of said Lomas Del Sur Boulevard a distance 1,301.81 feet to a set 1/2 inch iron rod, the POINT OF BEGINNING, the southeast corner of the herein described tract;

THENCE N 00°00'18" E, a distance of 25.00 feet to a set 1/2 inch iron rod, the northeast corner of the herein described tract;

THENCE S 89°53'41" E, a distance of 50.00 feet to a set 1/2 inch iron rod, the northeast corner of the herein described tract;

THENCE S 00°00'18" W, a distance of 25.00 feet to a set 1/2 inch iron rod, the southeast corner of the herein described tract;

THENCE N 89°53'41" E, a distance of 50.00 feet to return to and close at the POINT OF BEGINNING, containing 1,260 square feet of land.

CERTIFICATE COUNTY CLERK

Filed and recorded at _____ o'clock _____ on the _____ day of _____, 2015.

DEPUTY _____ COUNTY CLERK - WEBB COUNTY, TEXAS

STATE OF TEXAS
COUNTY OF WEBB

I, _____ Clerk of the County Court in and for Webb County, do hereby certify that the foregoing instrument dated the _____ day of _____, 2015, with it's certificate of authentication was filed for record in my office on the _____ day of _____, 2015, at _____ o'clock _____, in Volume _____ Page _____ of the Map Records of said County.

DEPUTY _____ COUNTY CLERK
WEBB COUNTY, TEXAS

ENGINEER/SURVEYOR:
SHERFEY ENGINEERING CO., L.L.C.
104 DEL COURT, SUITE 400
LAREDO, TEXAS 78041
(956)791-3511
T.B.P.E. FIRM REGISTRATION No. F-3132
T.B.P.L.S. FIRM REGISTRATION No. 10099800

OWNER/DEVELOPER:
ALS LAREDO HOLDINGS, LLC
P.O. BOX 450050-8045
Laredo, Texas
(956) 728-0008

DATE: 02-18-15
REV: 06-03-15
SCALE: 1" = 100'
FILE: 803610PRELIM PLAT.DWG
PROJECT: 8036.10

LEGAL DESCRIPTION 12,458 SQUARE FOOT TRACT OFF-SITE DRAINAGE EASEMENT

A tract of land containing 12,458 square feet of land, more or less, situated in Parcel 34, Abstract 762, Jose Antonio Diaz original grantee, Parcel 35, Abstract 546, Joaquin Diaz original grantee and Survey 2386, Abstract 3264, J. & H. Worriser original grantee some being out of Tract "A" as recorded in Volume 3342, Pages 699-707, Tract "B" as recorded in Volume 3342, Pages 687-698 and Volume 3342, Pages 699-707 and Tract "D" as recorded in Volume 3342, Pages 687-698, Webb County Official Public Records and being more particularly described by metes and bounds as follows:

COMMENCING at a found 1/2 inch iron rod on the north right-of-way line of Lomas Del Sur Boulevard (a 120 foot wide road) as recorded in Volume 3484, Pages 206-225, Webb County Official Public Records;

THENCE N 45°44'25" W, leaving the north right-of-way line of said Lomas Del Sur Boulevard a distance 681.87 feet to a set 1/2 inch iron rod, the POINT OF BEGINNING, the southeast corner of the herein described tract;

THENCE N 70°43'29" E, a distance of 248.58 feet to a set 1/2 inch iron rod, the southwest corner of the herein described tract;

THENCE N 18°36'35" E, a distance of 99.88 feet to a set 1/2 inch iron rod, the northeast corner of the herein described tract;

THENCE S 70°43'29" E, a distance of 248.58 feet to return to and close at the POINT OF BEGINNING, containing 12,458 square feet of land.

LOMAS DEL SUR SUBDIVISION UNIT X

A TRACT OF LAND CONTAINING 27.70 ACRES OF LAND, MORE OR LESS, SITUATED IN PARCEL 34, ABSTRACT 762, JOSE ANTONIO DIAZ ORIGINAL GRANTEE, PARCEL 35, ABSTRACT 546, JOAQUIN DIAZ ORIGINAL GRANTEE AND SURVEY 2386, ABSTRACT 3264, J. & H. WORRISER ORIGINAL GRANTEE SOME BEING OUT OF TRACT "A" AS RECORDED IN VOLUME 3342, PAGES 699-707, TRACT "B" AS RECORDED IN VOLUME 3342, PAGES 687-698 AND VOLUME 3342, PAGES 699-707 AND TRACT "D" AS RECORDED IN VOLUME 3342, PAGES 687-698, WEBB COUNTY OFFICIAL PUBLIC RECORDS.

**Planning & Zoning Commission
Communication**

AGENDA ITEM: IX-E	DATE: 07/02/15
APPLICANT: 42 Real Estate	ENGINEER: Howland Surveying & Engineering, L.L.C.
REQUEST: Final consideration of the Fed-Ex at N.D. Hachar Plat. The intent is industrial.	
SITE: This 20.00 acre tract is located south of Beltway Parkway and west of I.H. 35. The zoning for this one lot development is M-1. This tract is located in District VII- Cm. Roberto Balli.	
PREVIOUS COMMISSION ACTION: This item was previously approved by the Planning & Zoning Commission on 005/07/15.	
PROPOSED ACTION: APPROVAL <u>Notice to the Developer:</u> Update the Chairman's signature block to reflect Jesse Gonzalez as Interim-Chairman.	



CITY LIMITS

MERCURY

BELTWAY PARK

1330

13200

CARRIE

13100

13000

12900

12800

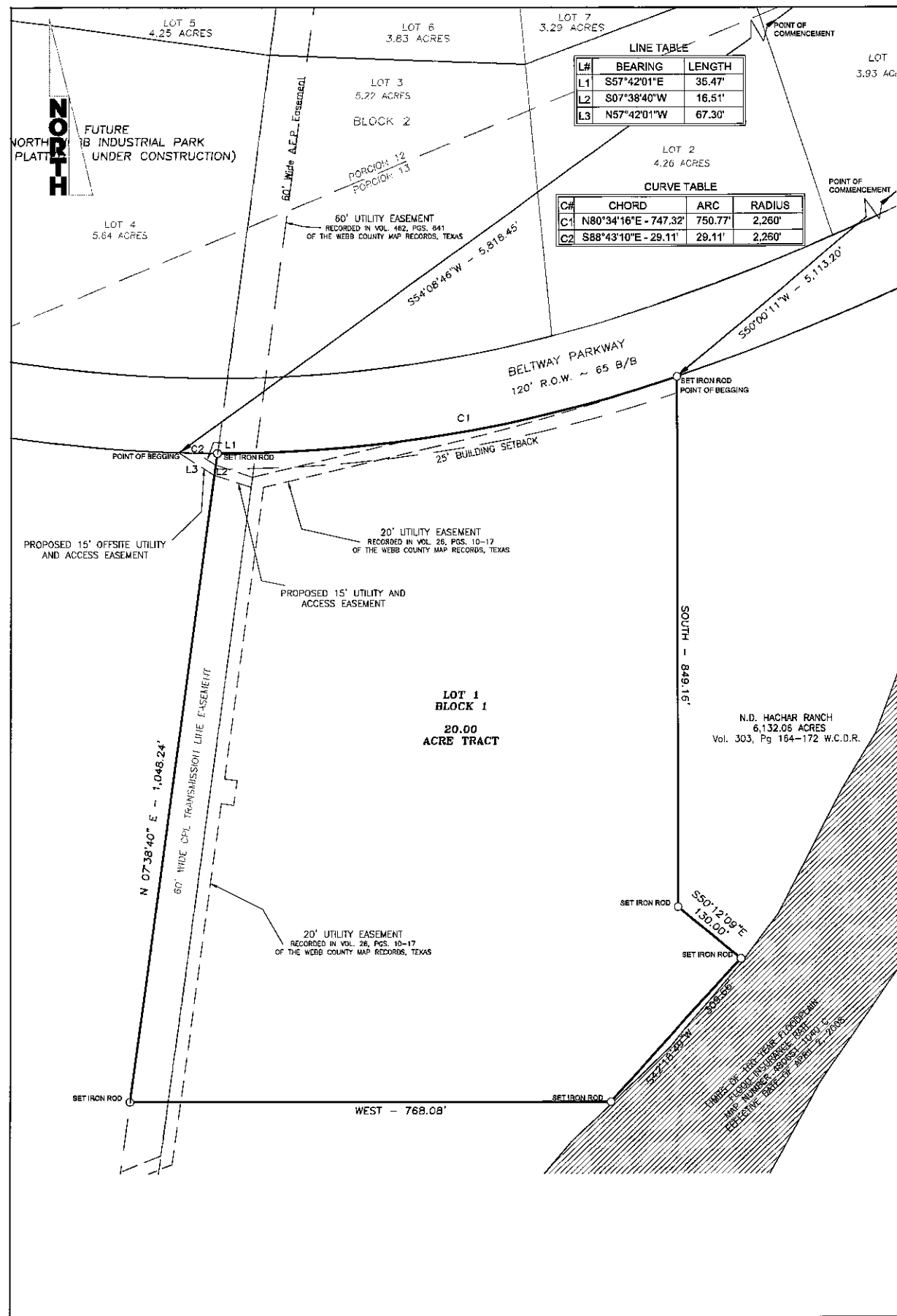
SITE

CITY LIMITS

CITY LIMITS

HWY 35

P



LEGAL DESCRIPTION
 20.00 ACRE TRACT OF LAND
 A TRACT OF LAND CONTAINING 20.00 ACRES (874,938 S.F.), more or less, situated in Porcion 13, J.M. Garcia, Original Grantee, City of Laredo, Webb County, Texas, being out of a 6,132.06 acre tract of land owned by N.D. Hachar Ranch, a 6,132.06 acre tract as recorded in Volume 303, Pages 164-172, of the Deed Records of Webb County, Texas. This 20.00 acre tract of land being more particularly described as follows:

COMMENCING at a found 1/2" iron rod being the northeast corner of Lot 7, Block 1, of N.D. Hachar Industrial Park, Phase I as recorded in Volume 29, Pages 17-18 of the Map Records of Webb County, Texas. Also, being a point of deflection on the south boundary of Lot 8, Block 1, of said N.D. Hachar Industrial Park, Phase I.

THENCE, S59°00'11"W a distance of 5,113.20 FEET to a set 1/2" iron rod, being a point on the south boundary of existing Beltway Parkway, northeast corner of this 20.00 acre tract for the **TRUE POINT OF BEGINNING**;

THENCE, SOUTH, a distance of 849.16 FEET to set 1/2" iron rod, for a point of deflection left;

THENCE, S 50°12'09" E, a distance of 130.00 FEET to a set 1/2" iron rod, for a point of deflection right;

THENCE, S 42°18'49" W, a distance of 309.66 FEET to a set 1/2" iron rod, for a point of deflection right;

THENCE, WEST, a distance of 690.46 feet to an existing 20' utility easement as per Travelers of America Plat as recorded in Volume 26, Pages 10-17 of the Plat Records of Webb County, Texas and continuing along same path, an additional distance of 6.97 feet to an existing 70' wide CPL transmission line easement and continuing along same path, an additional distance of 13.21 feet to the end of said existing 20' wide utility easement, and continuing along same path, a distance of 57.44 feet for a total distance of 768.08 FEET to a set 1/2" iron rod, being a point on the west boundary of said existing 70' wide CPL transmission line easement, for a point of deflection right;

THENCE, N 07°38'40" E, along said west boundary of an existing 70' wide CPL transmission line easement, a distance of 1,048.24 FEET to a set 1/2" iron rod, being on a curve having a Radius of 2,260.00 FEET and a Chord of N 80°34'16" E - 747.32 FEET;

THENCE, along said curve, an arc length of 750.77 FEET to the **TRUE POINT OF BEGINNING** and containing 20.00 acres of land, more or less.

Basis of bearing according to N.D. Hachar Industrial Park, Phase I as recorded in Volume 29, Pages 17-18 of the Webb County Map Records, Texas.

LEGAL DESCRIPTION
 15' OFFSITE UTILITY & UTILITY ACCESS EASEMENT
 A TRACT OF LAND CONTAINING 0.02 ACRES (1,543 S.F.), more or less, situated in Porcion 13, J.M. Garcia, Original Grantee, City of Laredo, Webb County, Texas, being out of a 6,132.06 acre tract of land owned by N.D. Hachar Ranch, a 6,132.06 acre tract as recorded in Volume 303, Pages 164-172, of the Deed Records of Webb County, Texas. This 0.02 acre tract of land being more particularly described as follows:

COMMENCING at a found 1/2" iron rod being the northeast corner of Lot 7, Block 1, of N.D. Hachar Industrial Park, Phase I as recorded in Volume 29, Pages 17-18 of the Map Records of Webb County, Texas. Also, being a point of deflection on the south boundary of Lot 8, Block 1, of said N.D. Hachar Industrial Park, Phase I.

THENCE, S54°08'46"W a distance of 5,818.45 FEET to a set 1/2" iron rod, being a point on the south boundary of existing Beltway Parkway, for the **TRUE POINT OF BEGINNING**;

THENCE, POINT OF BEGINNING being on a curve having a radius of 2,260 FEET and a Chord of S 88°43'10" E-29.11 FEET;

THENCE, along said curve, an arc length of 29.11 FEET to a point of deflection right;

THENCE, S 57°42'01" E, a distance of 35.47 FEET to a point being the west boundary of an existing 60' wide CPL transmission line easement as recorded in Volume 281, Pages 603-612 of the Deed Records of Webb County, Texas, to a point of deflection right;

THENCE, S 07°38'40" W, along said west boundary of an existing 60' wide CPL transmission line easement, a distance of 16.51 FEET to a point of deflection right;

THENCE, N 57°42'01" W, a distance of 67.30 FEET to the TRUE POINT OF BEGINNING and containing 0.02 acres of land, more or less.

Basis of bearing according to N.D. Hachar Industrial Park, Phase I as recorded in Volume 29, Pages 17-18 of the Webb County Map Records, Texas.

CERTIFICATE OF OWNER

STATE OF TEXAS:
 COUNTY OF WEBB:

I, _____ AS VICE PRESIDENT OF _____ GENERAL PARTNER FOR _____ OWNER OF THE LAND SHOWN ON THIS PLAT, AND DESIGNATED HEREIN AS _____ IN THE CITY OF LAREDO, COUNTY OF WEBB, TEXAS, AND WHOSE NAME IS SUBSCRIBED HERETO, HERBY DEDICATE TO THE USE OF THE PUBLIC FOREVER ALL EASEMENTS AND PUBLIC PLACES THEREON SHOWN FOR THE PURPOSE AND CONSIDERATION THEREIN EXPRESSED.

_____/_____/_____/ DATE

CERTIFICATE OF SURVEYOR

STATE OF TEXAS:
 COUNTY OF WEBB:

I, RICARDO M. VILLARREAL, R.P.L.S. No. 6242 /_____/_____/ DATE

PLAT-APPROVAL CITY ENGINEER

I HAVE REVIEWED THIS PLAT AND ACCOMPANYING CONSTRUCTION DRAWINGS IDENTIFIED AS _____ CITY OF LAREDO, TEXAS, PREPARED BY RICARDO M. VILLARREAL, REGISTERED PROFESSIONAL ENGINEER, No. 101308 AND DATED THE 16th DAY OF JUNE 2014, AND HAVE FOUND THEM IN COMPLIANCE WITH THE SUBDIVISION ORDINANCE OF THE CITY OF LAREDO, TEXAS.

_____/_____/_____/ DATE

ROGELIO RIVERA, P.E.
 CITY ENGINEER

LIEN HOLDER CERTIFICATE

THIS SUBDIVISION MAP IS HEREBY APPROVED AND ACCEPTED BY THE LIEN HOLDER. THIS _____ DAY OF _____, 2015.

By: _____ AS AN ACT AND DEED OF _____

_____/_____/_____/ DATE

FINANCIAL INSTITUTION

PLANNING COMMISSION APPROVAL

THIS PLAT OF _____ 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 _____, 2015.

_____/_____/_____/ DATE

EDUARDO A. CASTILLO CHAIRMAN

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 _____, 2015, THE MINUTES OF SAID MEETING REFLECT SUCH APPROVAL.

_____/_____/_____/ DATE

NATHAN R. BRATTON
 DIRECTOR OF PLANNING
 CITY OF LAREDO, TEXAS

CERTIFICATE OF ENGINEER

STATE OF TEXAS:
 COUNTY OF WEBB:

I, _____ KNOW TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FORGOING INSTRUMENT AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATION THEREIN STATED, GIVEN MY HAND AND SEAL OF OFFICE THIS _____ DAY OF _____, 2015.

NOTARY PUBLIC IN AND FOR THE WEBB COUNTY, TEXAS

MY COMMISSION EXPIRES: _____

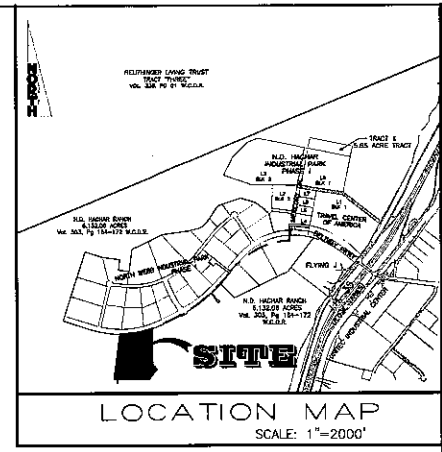
CERTIFICATE OF ENGINEER

STATE OF TEXAS:
 COUNTY OF WEBB:

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

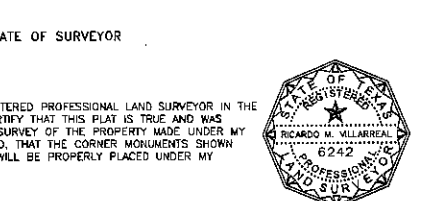
_____/_____/_____/ DATE

RICARDO M. VILLARREAL No. 101308



NOTES:

- 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.) ACCESS MUST BE PROVIDED FOR ALL UTILITY EASEMENTS IN ORDER TO MAINTAIN AND MONITOR THE INFRASTRUCTURE.
- 4.) FOR LOT 1, BLOCK 1, STORM WATER DETENTION IMPROVEMENTS SHALL BE REVIEWED BY THE ENGINEERING DEPARTMENT AS PART OF THE BUILDING PERMIT APPROVAL AND SHALL BE THE RESPONSIBILITY OF THE LAND OWNER TO COMPLY WITH STORM WATER MANAGEMENT ORDINANCE. REQUIRED DETENTION VOLUME: 103,841 (CF) AT A DISCHARGE RATE OF 37.29 (CFS). IN ADDITION TO THE REQUIRED STORAGE VOLUME, ALLOWANCES MUST BE MADE TO ACCOUNT FOR FREEBOARD, ONCE THE LOCATION OF DETENTION HAS BEEN DETERMINED.
- 5.) ACCESS SHALL BE RESTRICTED TO TWO CURB CUTS ALONG BELTWAY PARKWAY WITH A MINIMUM SEPARATION OF 300' BETWEEN CURB CUTS.



PLANNING COMMISSION APPROVAL

_____/_____/_____/ DATE

EDUARDO A. CASTILLO CHAIRMAN

ATTESTMENT OF PLANNING COMMISSION APPROVAL

_____/_____/_____/ DATE

NATHAN R. BRATTON
 DIRECTOR OF PLANNING
 CITY OF LAREDO, TEXAS

CERTIFICATE OF ENGINEER

STATE OF TEXAS:
 COUNTY OF WEBB:

I, MARCIE R. IBARRA, CLERK OF THE COUNTY COURT IN AND FOR THE WEBB COUNTY, DO HEREBY CERTIFY THAT THE FORGOING INSTRUMENT DATED THE _____ DAY OF _____, 2015, WITH ITS CERTIFICATE OF AUTHENTICATION WAS FILED 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.

_____/_____/_____/ DATE

DEPUTY COUNTY CLERK
 WEBB COUNTY, TEXAS

OWNER:
 VERDE CORPORATION
 5219 MICHIGAN RD.
 SUITE 417
 LAREDO, TEXAS 78041
 PH. (956) 723-2265
 FAX (956) 727-1165

HOWLAND
 ENGINEERING AND SURVEYING CO.
 TBP# Firm Registration No. F-40871 TBP#S Firm Registration No. 100464-00
 7815 N. Bardet Avenue P.O. Box 461128 (78045) Laredo, TX 78041
 P. 956.722.4411 F. 956.722.0514
 www.howlandcompanies.com

FEDEX AT N.D. HACHAR PLAT

DRAWN BY: A.M.F.
CHECKED BY: R.M.V.
DRAWN DATE: 04/20/2015
PLOTTED DATE:
JOB No.: 23630-14
FILE NAME:
STATUS:
AS-BUILT:
REVISED DATE: 06/17/2015

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

SHEET TOTAL:
 1 OF 1