

PLANNING & ZONING COMMISSION

AGENDA: SEPTEMBER 3, 2015



CITY OF LAREDO
PLANNING AND ZONING COMMISSION
NOTICE OF MEETING

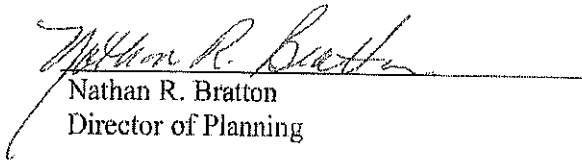
The City of Laredo Planning and Zoning Commission will convene in regular session open to the public at 6:00 p.m. on Thursday, September 3, 2015 in the City Council Chambers at City Hall, 1110 Houston Street, Laredo, Texas to consider the following:

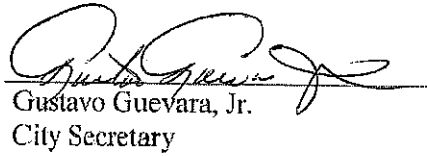
- I. CALL TO ORDER
- II. ROLL CALL
- III. PLEDGE OF ALLEGIANCE
- IV. CONSIDER APPROVAL OF MINUTES OF
 - A. Regular meeting of August 20, 2015
- V. CHAIRMAN AND DIRECTORS REPORT AND COMMUNICATIONS
- VI. ELECTION OF OFFICERS
- VII. REVIEW AND CONSIDERATION OF MASTER PLAN AND PRELIMINARY:
 - A. San Isidro Northeast Quadrant Master Plan and preliminary consideration of the Plat of San Isidro Crepusculo Commercial Plat, located north of Bob Bullock Loop and east of Crepusculo Dr. District VI - Cm. Charlie San Miguel
 - B. El Portal Industrial Park Master Plan and preliminary consideration of the plat of El Portal Industrial Park, Phase 9, located south of Bob Bullock Loop and west of IH 35. District VII - Cm. George Altgelt
- VIII. CONSIDERATION OF PRELIMINARY:
 - A. Plat of Tuscany Luxury Townhomes, Phase 3, located north of Shiloh Dr. and west of McPherson Rd. District VI - Cm. Charlie San Miguel
 - B. Plat of Miralago Commercial Subdivision, located north of Hwy. 59 and east of Bob Bullock Loop. District V - Cm. Roque Vela, Jr.
- IX. CONSIDERATION OF A FINAL:
 - A. Replat of Lot 26A-26L & 27A, Block 7, Lomas Del Sur Subdivision, Unit II, located south of Lomas Del Sur Blvd. and west of Katiana Dr. District I - Cm. Rudy Gonzalez, Jr.

B. Model Subdivision Compliance of San Isidro Northeast-La Cuesta Subdivision, Phase 2, located north of Crepusculo Dr. and east of Palmetto Dr. District VI - Cm. Charlie San Miguel

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, AUGUST 14, 2015 BY 6:00 P.M.


Nathan R. Bratton
Director of Planning


Gustavo Guevara, Jr.
City Secretary

**Planning & Zoning Commission
Communication**

AGENDA ITEM: VII-A	DATE: 09/03/15
APPLICANT: San Isidro Northeast, Ltd.	ENGINEER: Slay Engineering Co.
<p>REQUEST: Revision and consideration of the San Isidro Northeast Quadrant Master Plan and preliminary consideration of San Isidro Crepusculo Commercial Plat. The intent is commercial.</p>	
<p>SITE: This master plan consists of approximately 1350 lots on 444.20 acres. San Isidro Crepusculo Commercial Plat, consists of 9.56 acres and is located north of Bob Bullock Loop and east of Crepusculo Dr. The zoning for this 5 lot development is B-3. This tract is located in District VI Cm. Charlie San Miguel.</p>	
<p>PREVIOUS COMMISSION ACTION: This master plan was previously granted approval by the Planning & Zoning Commission on 09/04/14.</p>	
<p>PROPOSED ACTION: <u>APPROVE SUBJECT TO THE FOLLOWING COMMENTS:</u></p> <p><u>Master Plan:</u></p> <ol style="list-style-type: none"> 1. Provide a revised approved master plan with a revision date of 9/03/15 to include any approved comments prior to any subsequent plat submittal in accordance to Section 2-3.2(a)4. <p><u>Preliminary:</u></p> <ol style="list-style-type: none"> 1. Provide and label the front yard building setback. 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. Provide a plat note stating, "The setback shall be determined based on the current zoning in accordance to Section 24.77.1 of the Laredo Land Development Code, unless dictated by the developer at the time of platting." 2. All easements, building setbacks, and lot and block numbers from platted tracts located adjacent to the proposed plat need to be identified and shown in dashed lines. 3. Revise plat note # 3 to state "Access to Lot 1, 3 and 4 (thru Lot 5) and Lot 5, shall subject to Texas Department of Transportation approval." 4. Reference all adjacent platted lots. 5. All improvements as Per Subdivision Ordinance. <p><u>Notice to the Developer:</u></p> <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. 	

NORTH

SITE



WASHINGTON DR
BOB BULLOCK LOOP
TWILIGHT DR
SANDERIANA DR
IMPERIAL DR
SANDERIANA
BACKWOODS TRAIL
STONEFIELD TRAIL
DENMARK
MAYNARD

WASHINGTON DR
BOB BULLOCK LOOP
TWILIGHT DR
SANDERIANA DR
IMPERIAL DR
SANDERIANA
BACKWOODS TRAIL
STONEFIELD TRAIL
DENMARK
MAYNARD

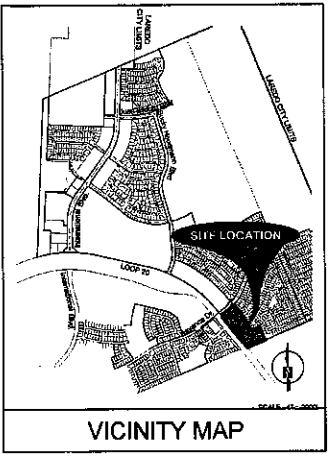
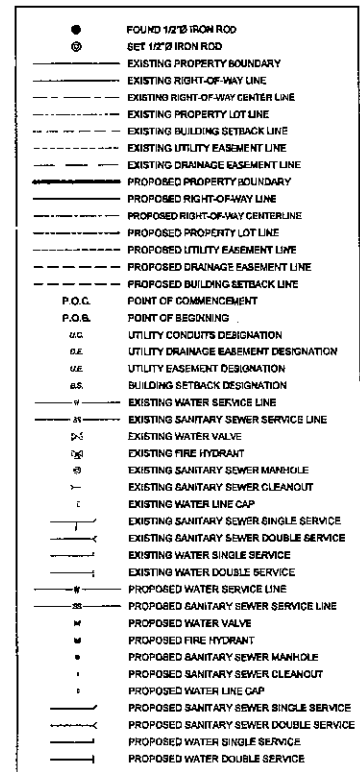
WASHINGTON DR
BOB BULLOCK LOOP
TWILIGHT DR
SANDERIANA DR
IMPERIAL DR
SANDERIANA
BACKWOODS TRAIL
STONEFIELD TRAIL
DENMARK
MAYNARD

WASHINGTON DR
BOB BULLOCK LOOP
TWILIGHT DR
SANDERIANA DR
IMPERIAL DR
SANDERIANA
BACKWOODS TRAIL
STONEFIELD TRAIL
DENMARK
MAYNARD

Curve	Length	Radius	Delta	Chord	Chord Length
C1	146.56	1266.07	7.04	1467.59	1468.83

Line	Length	Bearing
L1	24.87	S47°51'42"E
L2	30.80	N41°24'07"E
L3	21.00	N07°39'59"W
L4	30.00	S51°24'07"W
L5	42.41	N47°30'07"E

Block	Lot	Acres	SQ. FT.
1	1	2.2561	98274.30
	2	0.3163	13780.10
	3	2.1877	95295.14
	4	3.1477	137113.68
	5	1.6557	72123.59



STATE OF TEXAS
 COUNTY OF WEBB
 9.5635 ACRES
 San Isidro Crepusculo Commercial Plat

LEGAL DESCRIPTION OF A 9.5635 PARCEL OF LAND, MORE OR LESS, BEING OUT OF A 562-ACRE PARCEL OF LAND, MORE OR LESS, CALLED TO CONTAIN 500.55 ACRES, RECORDED IN VOLUME 1450, PAGES 683-874, OFFICIAL PUBLIC RECORDS OF WEBB COUNTY, TEXAS, HEREIN DESCRIBED PARCEL, SITUATED IN PORTION 22, ABSTRACT 277, ORIGINAL GRANTEE DA MARIA JESUS SANCHEZ, BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

Commencing at a found 1/2 inch iron rod being the southerly corner of Lot 16, Block 11, of San Isidro Ranch, East Palmetto Subdivision, Unit 2, recorded in Volume 30, Pages 53-64, Plat Records of Webb County, Texas and the southerly corner of Lot 17, Block 11, of said Los Palmetos Subdivision, Unit 2:

Thence, S26°11'04"E, a distance of 111.59 feet to a found 1/2 inch iron rod, for the POINT OF BEGINNING of this drainage easement parcel and the most northerly corner hereof;

Thence, S42°48'40"E, with the northerly line of herein described parcel, a distance of 224.82 feet, to a found 1/2 inch iron rod for a point of deflection hereof;

Thence, S25°35'22"E, with the northerly line of herein described parcel, a distance of 438.47 feet, to a found 1/2 inch iron rod for an interior corner hereof;

Thence, S61°44'02"E, with the easterly line of herein described parcel, a distance of 67.81 feet, to a found 1/2 inch iron rod for an interior corner hereof;

Thence, N03°02'17"E, with the easterly line of herein described parcel, a distance of 195.16 feet, to a found 1/2 inch iron rod for the easterly corner hereof;

Thence, S44°51'30"E, with the easterly line of herein described parcel, a distance of 24.97 feet, to a found 1/2 inch iron rod for the easterly corner hereof;

Thence, S22°47'43"E, with the easterly line of herein described parcel, a distance of 318.82 feet, to a found 1/2 inch iron rod for the most easterly corner hereof;

Thence, S07°05'24"W, with the southerly line of herein described parcel, a distance of 415.50 feet, to a set 1/2 inch iron rod for the most southerly corner hereof;

Thence, N30°35'52"W, with the westerly line of herein described parcel, a distance of 283.00 feet, to a set 1/2 inch iron rod for the westerly corner hereof;

Thence, with westerly line of herein described parcel, to a set 1/2 inch iron rod for the following points of deflection hereof: N65°04'17"E, a distance of 30.00 feet; N53°05'55"W, a distance of 21.00 feet; S61°24'01"W, a distance of 30.00 feet;

Thence, N38°35'52"W, with the westerly line of herein described parcel, a distance of 651.50 feet, to a found 1/2 inch iron rod for the most westerly corner hereof;

Thence, N08°26'00"E, with the northerly line of herein described parcel, a distance of 42.41 feet, to a found 1/2 inch iron rod for the northerly corner hereof;

Thence, N61°28'50"E, with the northerly line of herein described parcel, a distance of 230.81 feet, to a set 1/2 inch iron rod for a point of deflection hereof;

Thence, along a curve to the left, with a chord bearing N47°28'40"E, 146.83 feet, extended by an arc having a radius of 1065.00 feet, with the northerly line of herein described parcel, a distance of 148.82 feet, to said POINT OF BEGINNING, containing within these metes and bounds 9.5635 acres more or less.

NOTES:

- SIDEWALKS, DRIVEWAYS, AND TRAILS WILL BE INSTALLED, AS REQUIRED, AT THE TIME OF ISSUANCE OF BUILDING PERMITS IN ACCORDANCE WITH THE CITY OF LAREDO LAND DEVELOPMENT CODE.
- ALL CURB CUTS SHALL COMPLY WITH THE TRANSPORTATION ELEMENT OF THE CITY OF LAREDO COMPREHENSIVE PLAN.
- ACCESS ONTO BOB BULLOCK LOOP IS SUBJECT TO REVIEW AND APPROVAL BY THE TEXAS DEPARTMENT OF TRANSPORTATION.

CERTIFICATE OF OWNER

STATE OF TEXAS
 COUNTY OF WEBB

I, San Isidro North East, Ltd., the undersigned owner of the land shown on this plat, designated herein as San Isidro Crepusculo Commercial Plat in the City of Laredo, County of Webb, Texas whose name is subscribed hereto, hereby dedicates the use to the public forever all streets, drains, easements, and public places shown, for the purpose and consideration therein expressed.

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

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

NOTARY PUBLIC IN AND FOR WEBB COUNTY, TEXAS

LIEN HOLDER CERTIFICATE

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

By: _____

Title: _____ as an executor and deed of _____

STATE OF TEXAS
 COUNTY OF WEBB

Before me, the undersigned authority personally appeared _____

(NAME) _____

(TITLE) _____

(FINANCIAL INSTITUTION) _____

Known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for the purposes and considerations therein expressed and in the capacity 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, Ramiro Ibarra, a Registered Professional Engineer in the State of Texas, 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 this subdivision ordinance, except for those variances that may have been granted by the Planning Commission of the City.

RAMIRO IBARRA, P.E. #109982

DATE _____

CERTIFICATE OF SURVEYOR

STATE OF TEXAS
 COUNTY OF WEBB

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

NAME _____

DATE _____

PLAT APPROVAL-CITY ENGINEER

I have reviewed this plat and accompanying construction drawings identified as San Isidro Crepusculo Commercial Plat prepared by Slay Engineering Company, Inc., Ramiro Ibarra, Registered Professional Engineer No. 109982, and dated the _____ 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., CITY ENGINEER

DATE _____

PLANNING COMMISSION APPROVAL

This plat, San Isidro Crepusculo Commercial Plat, has been submitted to and considered by the Planning Commission of the City of Laredo, Webb County, Texas, and is hereby approved by such Commission on the _____ day of _____, 2015.

JESSE GONZALEZ, INTERIM CHAIRMAN

DATE _____

ATTESTMENT OF PLANNING COMMISSION APPROVAL

The City of Laredo Planning Commission approved the filing for record of this plat at a public meeting held on the _____ day of _____, 2015.

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

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 _____, 2015 with the certificate of authentication was filed of record in my office on the _____ day of _____, 2015 at _____ o'clock _____ m. in Volume _____ Page(s) _____ of the map records of said County.

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

DEPUTY COUNTY CLERK
 WEBB COUNTY, TEXAS

San Isidro Management, Ltd.
 9001 McPherson Rd., Ste 201
 Laredo, Texas 78045
 (956) 796-1101

C. MELIBROZ
 R. IBARRA
 R. BARRERA
 M. SLAY

SLAY ENGINEERING
 9001 McPherson Road, Suite 104
 Laredo, Texas 78041
 (956) 791-4615 - tel.
 (956) 791-1703 - fax.

AUGUST 18, 2015

San Isidro Crepusculo Commercial Plat

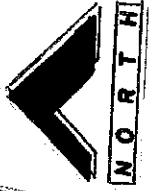
PRELIMINARY PLAT

01 * 01 1.11

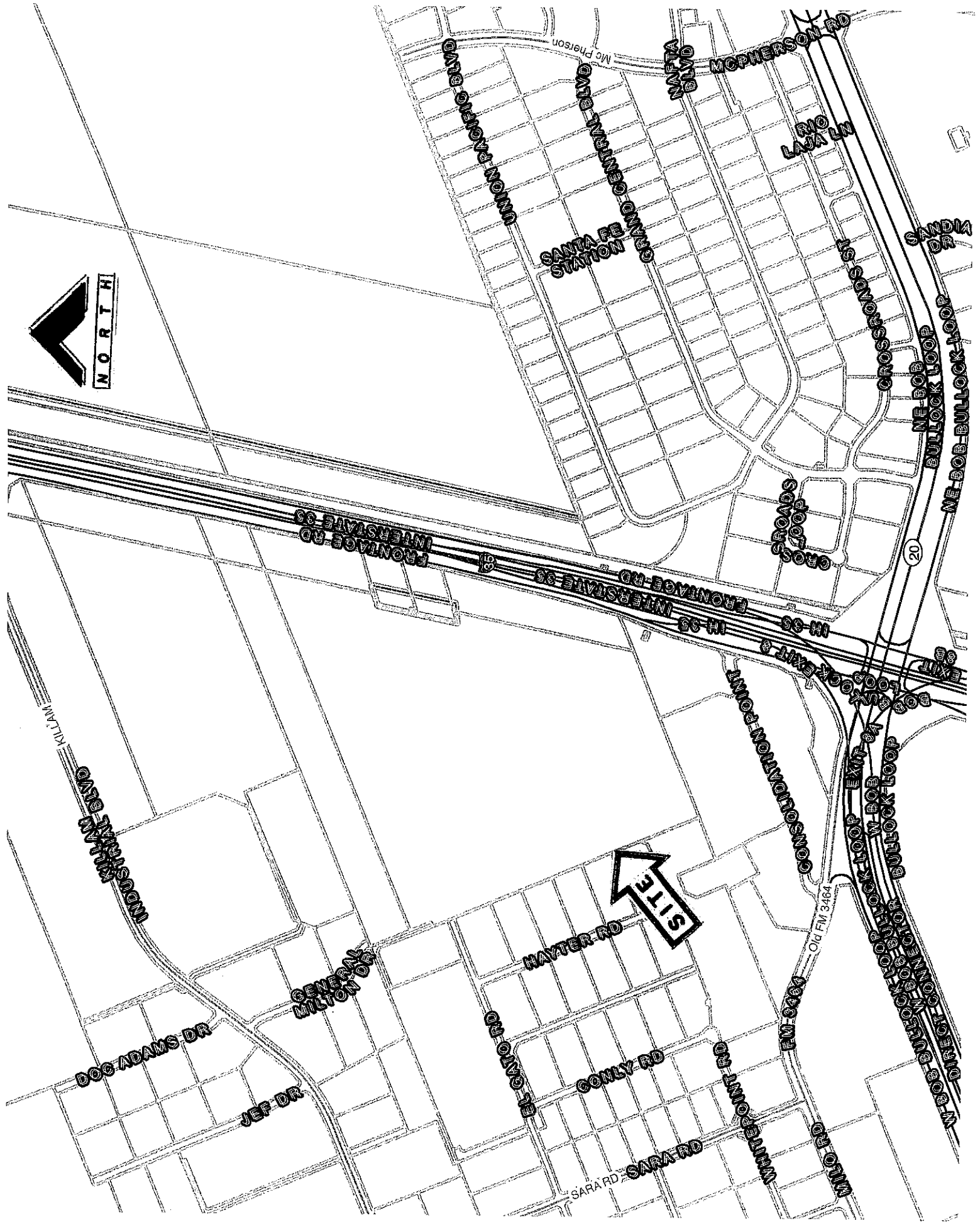
The record of this drawing is on file at the office of Slay Engineering Company, Inc., 9001 McPherson Avenue, Suite 104, Laredo, Texas. This document is prepared for the purpose of reference, coordination, and/or design. It is not to be used for construction. The user of this document is responsible for the accuracy of the information contained herein. Slay Engineering Company, Inc. is not responsible for the accuracy of the information contained herein. Slay Engineering Company, Inc. is not responsible for the accuracy of the information contained herein.

**Planning & Zoning Commission
Communication**

AGENDA ITEM: VII-B	DATE: 09/03/15
APPLICANT: Hurd Urban Development, Ltd.	ENGINEER: Mejia Engineering Co.
<p>REQUEST: Revision and consideration of the El Portal Industrial Park Master Plan and preliminary reconsideration of El Portal Industrial Park, Phase 9. The intent is industrial.</p>	
<p>SITE: This master plan consists of approximately 132 lots on 595 acres. El Portal Industrial Park, Unit 9 consists of 222.36 acres and is located south of Bob Bullock Loop and west of IH 35. The zoning for 32 lot development is M-1. This tract is located in District VII Cm.- George Altgelt</p>	
<p>PREVIOUS COMMISSION ACTION: This item was previously approved by the Planning & Zoning Commission On 08/16/12.</p>	
<p>PROPOSED ACTION: <u>APPROVE SUBJECT TO THE FOLLOWING COMMENTS:</u></p> <p><u>Master Plan:</u></p> <ol style="list-style-type: none"> 1. Provide a revised approved master plan with a revision date of 09/03/15 to include any previously recorded plats prior to any subsequent plat submittal in accordance to Section 2-3.2(a) 4 of the Subdivision Ordinance Handbook. 2. Extend the proposed El Portal Ave. west to connect with El Gato Rd. as approved on 08/16/12 by the Planning & Zoning Commission. 3. Reference the existing floodplain in conformance to Section 24-69 of the Laredo Land Development Code regarding Flood Plain Management Standards. 4. Provide a development summary table. <p><u>Preliminary:</u></p> <ol style="list-style-type: none"> 1. Label 10.40 acre detention pond as an off-site drainage easement. Also provide a metes and bounds for the off-site drainage easement. Label all easements. 2. Show access to off-site detention pond. 3. Extend the proposed El Portal Ave. west to connect with El Gato Rd. as approved on 08/16/12 by the Planning & Zoning Commission. 4. Provide a note on the face of the plat stating, "Minimum finish floor elevation shall be at least 18" above base flood elevation." 5. Access onto IH 35 shall be subject to review and approval by the Texas Department of Transportation. 6. All improvements as Per Subdivision Ordinance. <p><u>Notice to the Developer:</u></p> <ol style="list-style-type: none"> 1. Conform to Section 24-69 of the Laredo Land Development Code regarding Flood Plain Management Standards. 2. Only the utility easements within the plat boundaries are subject to change prior to plat recordation, due to revisions by the utility companies. 	



NORTH



SANTA FE STATION

SITE

20

Old FM 3464

FM 3464

DOC ADAMS DR

JEF DR

GENERAL MILTON DR

HAYTER RD

GAY DR

GONLY RD

SARA RD

DR LINDSEY BLUM

UNION PROCTOR BLVD

SANTA FE COMMUNITY BLVD

NAYTA BLVD

MCPHERS DR

LA 70 LA 71 LN

ISLANDS

GROSS CROOKS

SANDIA DR

CROSSCROSS

NE BOB BULLOCK LOOP

NE BOB BULLOCK LOOP

NE BOB BULLOCK LOOP

CONSTITUTION POINT

EXIT 24

W BOB BULLOCK LOOP

W BOB BULLOCK LOOP

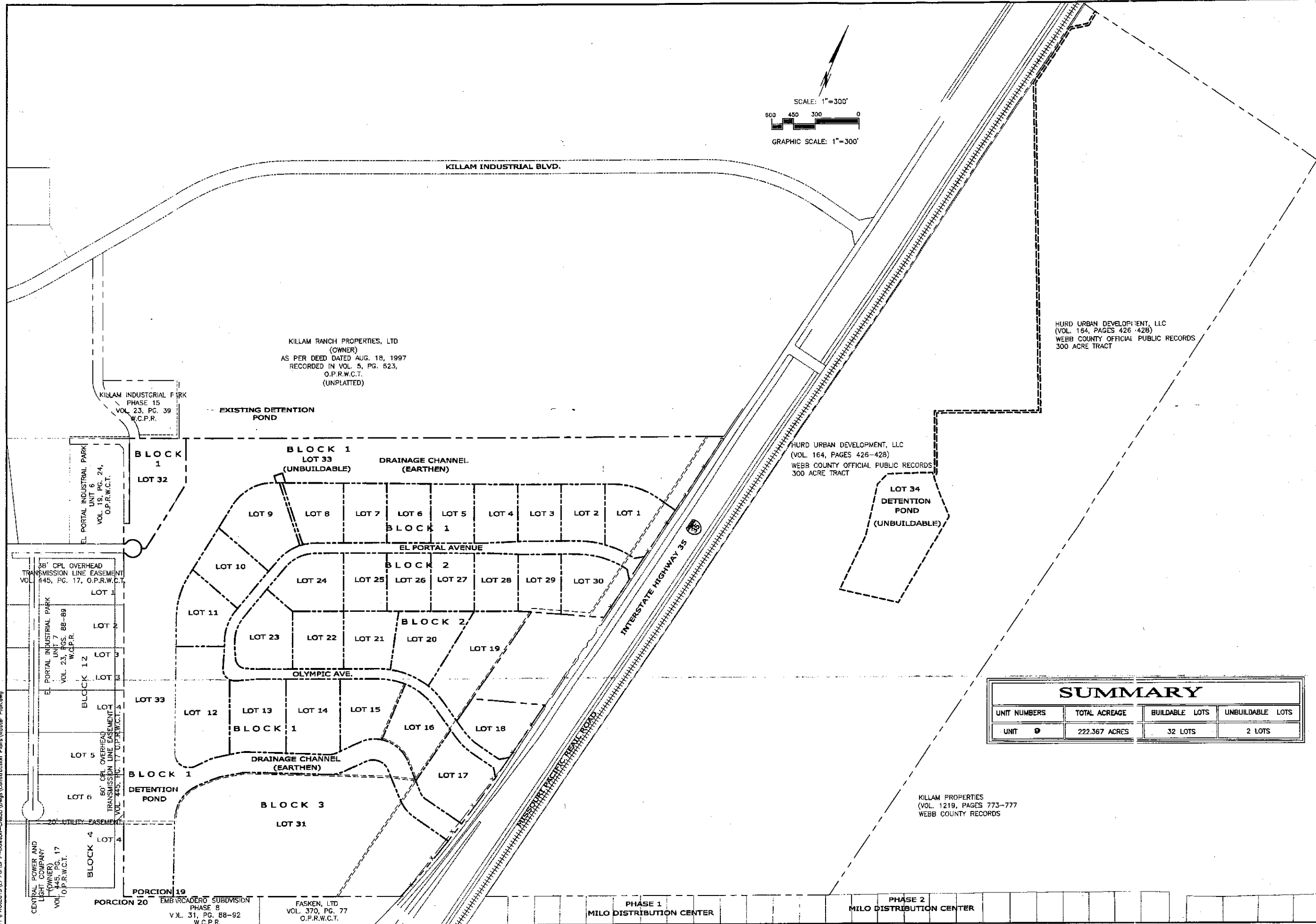
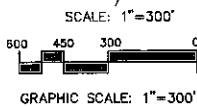
W BOB BULLOCK LOOP

W BOB BULLOCK LOOP

W BOB BULLOCK LOOP

QUOTIM

W BOB BULLOCK LOOP



KILLAM RANCH PROPERTIES, LTD
(OWNER)
AS PER DEED DATED AUG. 18, 1997
RECORDED IN VOL. 5, PG. 523,
O.P.R.W.C.T.
(UNPLATTED)

KILLAM INDUSTRIAL PARK
PHASE 15
VOL. 23, PG. 39
W.C.P.R.

EL PORTAL INDUSTRIAL PARK
UNIT 6
VOL. 19, PG. 24,
O.P.R.W.C.T.

38' CPL OVERHEAD
TRANSMISSION LINE EASEMENT
VOL. 445, PG. 17, O.P.R.W.C.T.

EL PORTAL INDUSTRIAL PARK
VOL. 23, PGS. 88-89
W.C.P.R.

80' CPL OVERHEAD
TRANSMISSION LINE EASEMENT
VOL. 445, PG. 17, O.P.R.W.C.T.

CENTRAL POWER AND
LIGHT COMPANY
(OWNER)
VOL. 445, PG. 17
O.P.R.W.C.T.

PORCION 19
PORCION 20 EMBARCADERO SUBDIVISION
PHASE 8
VOL. 31, PG. 88-92
W.C.P.R.

FASKEN, LTD
VOL. 370, PG. 77
O.P.R.W.C.T.

HURD URBAN DEVELOPMENT, LLC
(VOL. 164, PAGES 426-428)
WEBB COUNTY OFFICIAL PUBLIC RECORDS
300 ACRE TRACT

LOT 34
DETENTION
POND
(UNBUILDABLE)

HURD URBAN DEVELOPMENT, LLC
(VOL. 164, PAGES 426-428)
WEBB COUNTY OFFICIAL PUBLIC RECORDS
300 ACRE TRACT

KILLAM PROPERTIES
(VOL. 1219, PAGES 773-777)
WEBB COUNTY RECORDS

SUMMARY			
UNIT NUMBERS	TOTAL ACREAGE	BUILDABLE LOTS	UNBUILDABLE LOTS
UNIT 9	222.367 ACRES	32 LOTS	2 LOTS

PRELIMINARY PLAT
EL PORTAL INDUSTRIAL PARK UNIT 9
MASTER PLAN

OWNER:
HURD URBAN DEVELOPMENT
7373 BROADWAY, STE. 200
SAN ANTONIO, TX 78209
(210) 829-5255

ENGINEER:
MEJIA ENGINEERING CO.
1202 HOUSTON ST. SUITE 200
LAREDO, TEXAS 78040
(956) 725-5057

THIS PLAN SHEET WAS
RELEASED UNDER THE
AUTHORITY OF CARLOS L.
MEJIA, LICENSED PROFESSIONAL
ENGINEER, AS FINAL SUBMITTAL
FOR REVIEW AND IS NOT
TO BE USED FOR
CONSTRUCTION OR FINAL
PERMIT ISSUANCE.

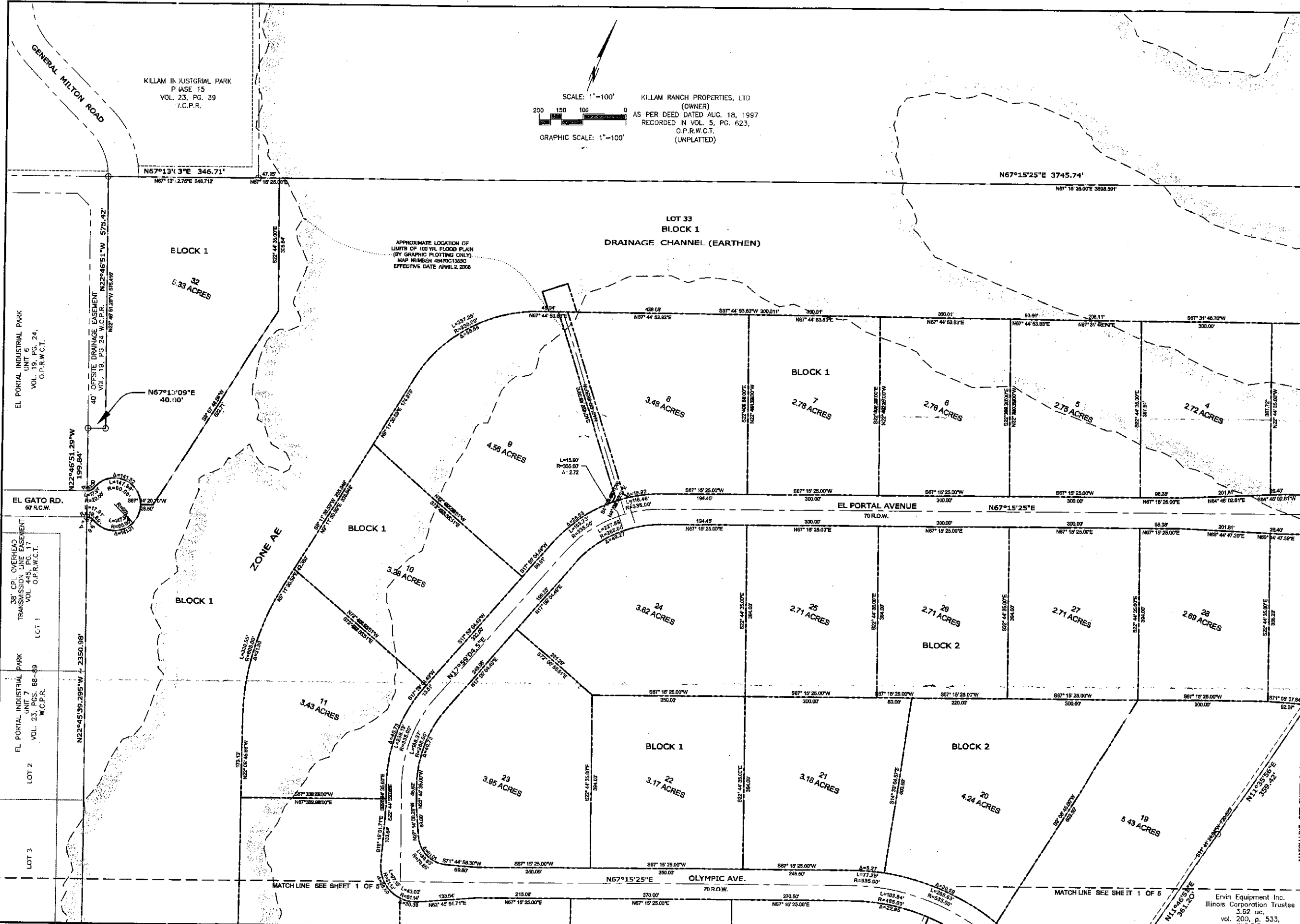
HURD URBAN DEVELOPMENT, LLC
(VOL. 164, PAGES 426-428)
WEBB COUNTY OFFICIAL PUBLIC RECORDS
300 ACRE TRACT

HURD URBAN DEVELOPMENT, LLC
(VOL. 164, PAGES 426-428)
WEBB COUNTY OFFICIAL PUBLIC RECORDS
300 ACRE TRACT

KILLAM PROPERTIES
(VOL. 1219, PAGES 773-777)
WEBB COUNTY RECORDS

DRAWN BY: E.G.
CHECKED BY: A.A.
APPROVED BY: C.V.M.
DATE: August 2015
SCALE: 1"=100'
JOB #: _____
FILE NAME: _____
SHEET
1 OF **1**

F:\PROJECTS\El Portal - Dimension - CMBD\Construction Plans\Master Plan.dwg



SCALE: 1"=100'
 GRAPHIC SCALE: 1"=100'

KILLAM RANCH PROPERTIES, LTD
 (OWNER)
 AS PER DEED DATED AUG. 18, 1997
 RECORDED IN VOL. 5, PG. 623,
 O.P.R.W.C.T.
 (UNPLATTED)

KILLAM INDUSTRIAL PARK
 PHASE 15
 VOL. 23, PG. 39
 O.P.R.

EL PORTAL INDUSTRIAL PARK
 UNIT 6
 VOL. 19, PG. 24,
 O.P.R.W.C.T.

EL GATO RD.
 60' R.O.W.

38' CPL OVERHEAD
 TRANSMISSION LINE EASEMENT
 VOL. 445, PG. 17
 O.P.R.W.C.T.
 LOT 1

EL PORTAL INDUSTRIAL PARK
 UNIT 7
 VOL. 23, PGS. 88-89
 W.C.P.R.

LOT 2
 LOT 3

APPROXIMATE LOCATION OF
 LIMITS OF 100 YR. FLOOD PLAN
 (BY GRAPHIC PLOTTING ONLY)
 MAP NUMBER 4947DC1365C
 EFFECTIVE DATE APRIL 2, 2008

LOT 33
 BLOCK 1
 DRAINAGE CHANNEL (EARTHEN)

OWNER:
 HURD URBAN DEVELOPMENT
 7373 BROADWAY, STE. 200
 SAN ANTONIO, TX 78209
 (210) 829-5255

ENGINEER
 MEJIA ENGINEERING CO.
 1202 HOUSTON ST. SUITE 200
 LAREDO, TEXAS 78040
 (956) 725-5057

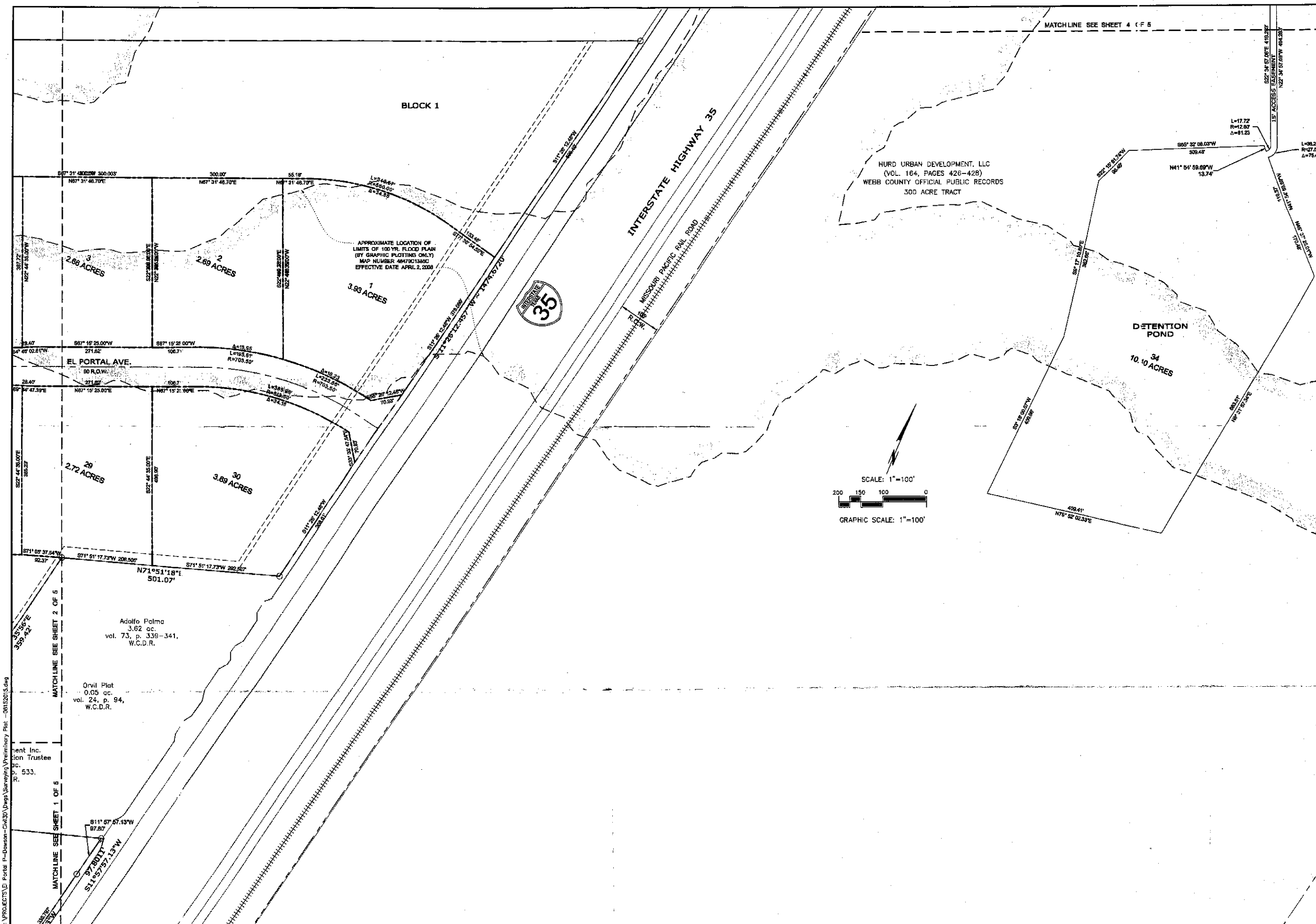
THIS PLAN SHEET HAS
 BEEN REVIEWED BY THE
 AUTHORITY OF CARLOS V.
 MEJIA, P.E. #47508 TO BE
 ISSUED AS FINAL SUBMITTAL
 FOR REVIEW AND IS NOT
 TO BE USED FOR ANY
 CONSTRUCTION OR FINAL
 PERMIT ISSUANCE

MEJIA ENGINEERING COMPANY
 F-3865
 1202 HOUSTON STREET, SUITE 200
 LAREDO, TEXAS 78040
 OFFICE: (956) 725-5057
 E-MAIL: carlos@mejia.com

PRELIMINARY PLAT
 EL PORTAL INDUSTRIAL PARK UNIT 9
 CONSISTING OF
 211.987 ACRE TRACT, OUT OF PORTION 19, ABSTRACT 47, A PART OF
 TRACT H-3, BEING PART OF A 399 ACRE TRACT KNOWN AS
 TRACT H-3, BEING PART OF A 399 ACRE TRACT KNOWN AS
 AND PORTION 19, ABSTRACT 891 AND PART OF SECTION 21
 BEING OUT OF A 300 ACRE TRACT KNOWN AS TRACT H-3 COMMEY TO
 HURD URBAN DEVELOPMENT, LTD., AS RECORDED IN VOLUME 164,
 PAGE 628, OFFICIAL PUBLIC RECORDS, WEBB COUNTY, TEXAS

DRAWN BY: E.O.
 CHECKED BY: A.A.
 APPROVED BY: C.V.M.
 DATE: August 2015
 SCALE: 1"=100'
 JOB #:
 FILE NAME:

Ervin Equipment Inc.
 Illinois Corporation Trustee
 3.62 ac.
 vol. 200, p. 533,
 W.C.D.R.



PRELIMINARY PLAT
EL PORTAL INDUSTRIAL PARK UNIT 9
CONSISTING OF
214.077 ACRE TRACT, OUT OF PORCION 19, ABSTRACT 47, A PART OF SURVEY 13, SAME BEING OUT OF THE 300 ACRE TRACT KNOWN AS TRACT H-3 AND 10.40 ACRE TRACT OUT OF PORCION 18, ABSTRACT 21 AND PORCION 19, ABSTRACT 691 AND PART OF SURVEY 2143 SAME BEING OUT OF A 300 ACRE TRACT KNOWN AS TRACT H-2 CONVEYED TO HURD URBAN DEVELOPMENT, LTD., AS RECORDED IN VOLUME 164, PAGE 428, OFFICIAL PUBLIC RECORDS, WEBB COUNTY, TEXAS

OWNER: HURD URBAN DEVELOPMENT
7373 BROADWAY, STE. 200
SAN ANTONIO, TX 78209
(210) 829-5255

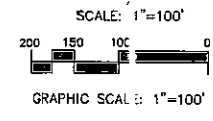
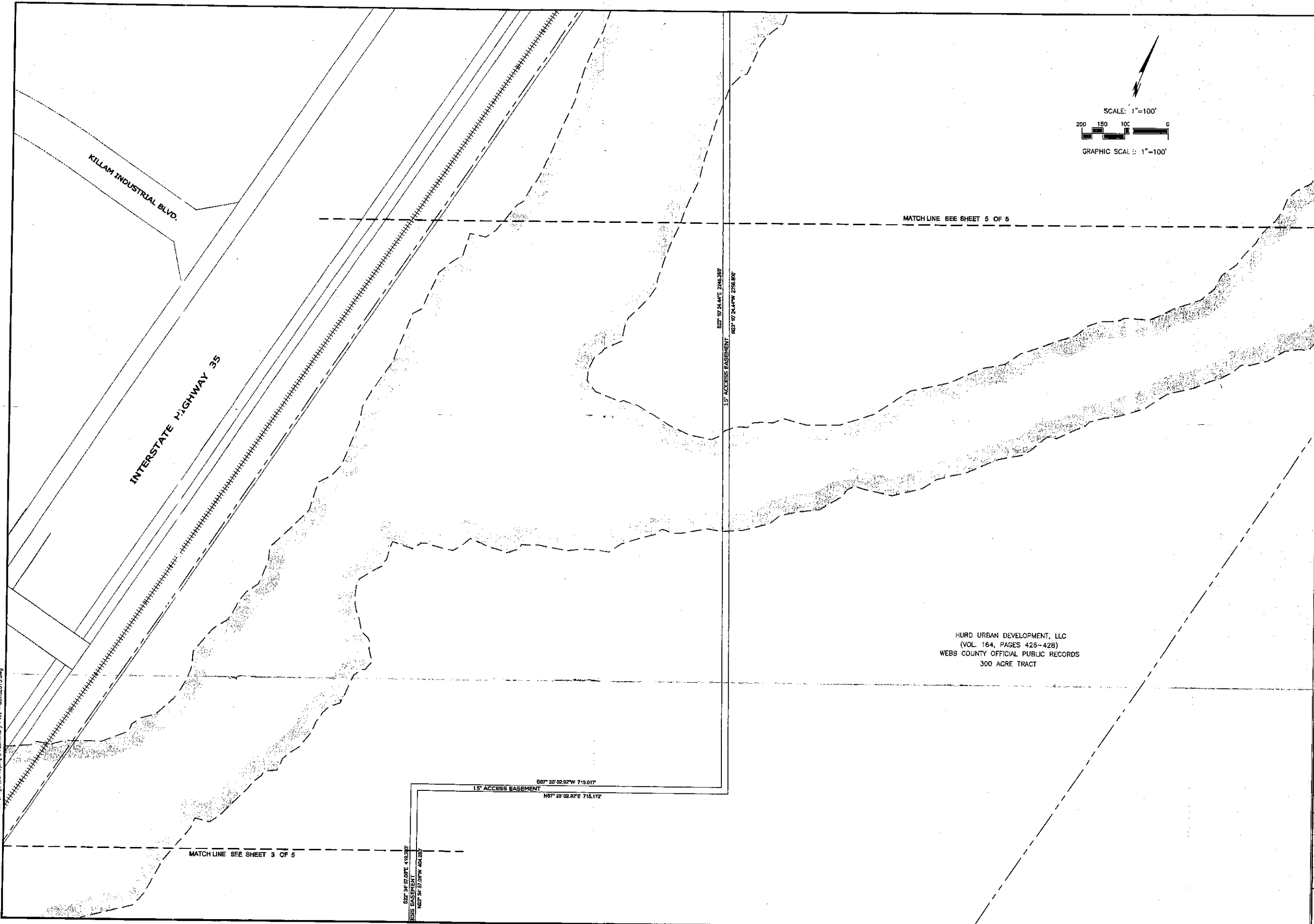
ENGINEER: MEJIA ENGINEERING CO.
1202 HOUSTON ST. SUITE 200
LAREDO, TEXAS 78040
(956) 725-5057

MEJIA ENGINEERING COMPANY
F-3865
1202 HOUSTON STREET, SUITE 200
LAREDO, TEXAS 78040
OFFICE: (956) 725-5057
E-MAIL: cm@mejiaengineering.com

THIS PLAN SHEET WAS RELEASED UNDER THE OPEN PUBLIC INFORMATION ACT. IT IS BEING ISSUED AS FINAL SUBMITTAL FOR REVIEW AND IS NOT TO BE USED FOR CONSTRUCTION WITHOUT THE FINAL REPORT SUBSTANCE.

DRAWN BY: E.G.
CHECKED BY: A.A.
APPROVED BY: C.V.M.
DATE: August 2015
SCALE: 1"=100'
JDR #:
FILE NAME:
SHEET
3 OF **6**

F:\PROJECTS\151_Portal_P\Drawings\Surveying\Preliminary Plat - 08102015.dwg



HURD URBAN DEVELOPMENT, LLC
 (VOL. 164, PAGES 426-428)
 WEBB COUNTY OFFICIAL PUBLIC RECORDS
 300 ACRE TRACT

OWNER: HURD URBAN DEVELOPMENT
 7373 BROADWAY, STE. 200
 594 ANTONIO, TX 78209
 (210) 829-5295

ENGINEER: MEJIA ENGINEERING CO.
 1202 HOUSTON ST. SUITE 200
 LAREDO, TEXAS, 78040
 (956) 725-5057

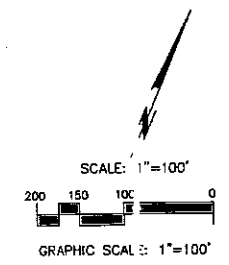
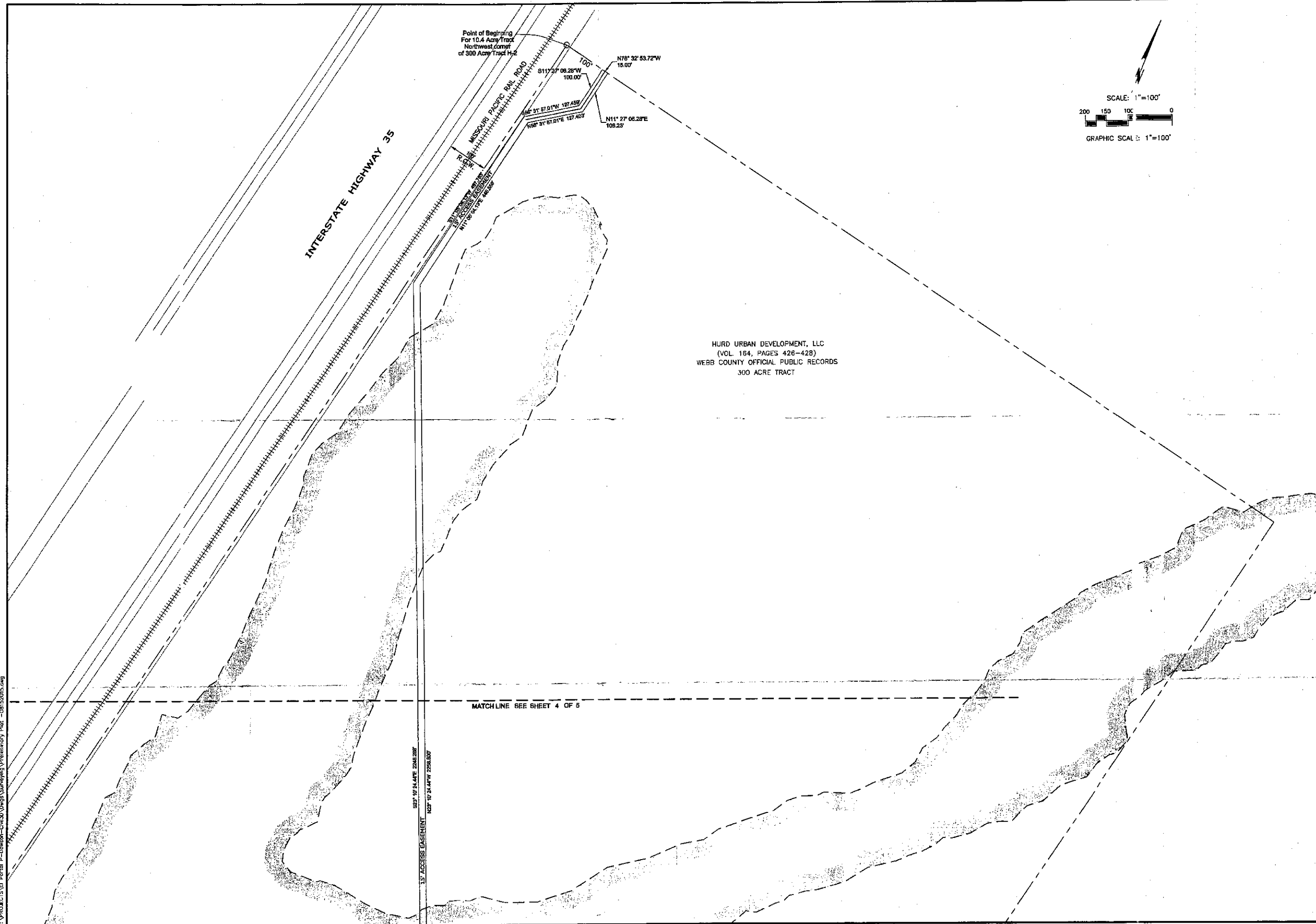
THIS PLAN SHEET WAS
 RELEASED UNDER THE
 AUTHORITY OF CARLOS V.
 MEJIA, P.E. #47506 TO BE
 RELEASD AS FINAL SUBMITTAL
 TO BE USED FOR PERMIT
 CONSTRUCTION OR FINAL
 PERMIT ISSUANCE

MEJIA ENGINEERING COMPANY
 F-3865
 1202 HOUSTON STREET, SUITE 200
 LAREDO, TEXAS 78040
 OFFICE: (956) 725-5057
 E-MAIL: carlos@mejiaengineering.com

PRELIMINARY PLAT
EL PORTAL INDUSTRIAL PARK UNIT 9
 CONSISTING OF
 314.987 ACRE TRACT, OUT OF PORCION 18, ABSTRACT 47, A PART OF
 BEING CUT OUT OF A 300 ACRE TRACT KNOWN AS
 TRACT H-3 AND 10.46 ACRE TRACT H-4, ABSTRACT 16,
 AND PORCION 18, ABSTRACT 891 AND PART OF SUR-
 BEING CUT OF A 300 ACRE TRACT KNOWN AS TRACT H-2 CONVEYED TO
 HURD URBAN DEVELOPMENT, L.T.D., AS RECORDED IN VOLUME 164,
 PAGE 428, OFFICIAL PUBLIC RECORDS, WEBB COUNTY, TEXAS

DRAWN BY: E.G.
 CHECKED BY: A.A.
 APPROVED BY: C.V.M.
 DATE: August 2015
 SCALE: 1"=100'
 JOB #:
 FILE NAME:

F:\PROJECTS\13 Portal P-Dowson-Cluck30 Uveg3\Surveys\Preliminary Plat - 08152015.dwg



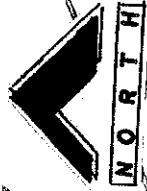
HURD URBAN DEVELOPMENT, LLC
 (VOL. 164, PAGES 426-428)
 WEBB COUNTY OFFICIAL PUBLIC RECORDS
 300 ACRE TRACT

MATCH LINE SEE SHEET 4 OF 5

<p>OWNER: HURD URBAN DEVELOPMENT 7373 BROADWAY, STE. 200 SAN ANTONIO, TX 78209 (210) 629-5255</p>	<p>ENGINEER: MEJJA ENGINEERING CO. 1202 HOUSTON ST. SUITE 200 LAREDO, TEXAS, 78040 (956) 725-5057</p>
<p>THIS PLAN SHEET WAS RELEASED UNDER THE AUTHORITY OF CARLOS V. MEJJA, P.E. #47506 TO BE USED FOR PERMIT REVIEW AND IS NOT TO BE USED FOR FINAL CONSTRUCTION OR FINAL PERMIT ISSUANCE</p>	
<p>MEJJA ENGINEERING COMPANY F-3865 1202 HOUSTON STREET, SUITE 200 LAREDO, TEXAS 78040 OFFICE: (956) 725-5057 E-MAIL: carlos@mejjaengineering.com</p>	
<p>PRELIMINARY PLAT EL PORTAL INDUSTRIAL PARK UNIT 9 CONSISTING OF 211.877 ACRE TRACT, OUT OF PORCION 19, ABSTRACT 47, A PART OF SURVEY 2143, SAME BEING OUT OF A 886 ACRE TRACT KNOWN AS TRACT H-3 AND 10.40 ACRE TRACT OUT OF PORCION 19, ABSTRACT 21 AND PORCION 18, ABSTRACT 891 AND PART OF SURVEY 2143 SAME BEING OUT OF PORCION 19, ABSTRACT 891 AND PART OF SURVEY 2143 SAME BEING OUT OF PORCION 19, ABSTRACT 891 AND PART OF SURVEY 2143, AS RECORDED IN PUBLIC RECORDS, WEBB COUNTY, TEXAS, PAGE 428, OFFICIAL PUBLIC RECORDS, WEBB COUNTY, TEXAS</p>	
<p>DRAWN BY: E.G. CHECKED BY: A.A. APPROVED BY: C.V.M. DATE: August 2015 SCALE: 1"=100' JOB #: FILE NAME: SHEET</p>	
<p>5 OF 6</p>	

**Planning & Zoning Commission
Communication**

AGENDA ITEM: VIII-A	DATE: 09/03/15
APPLICANT: TLA Properties	ENGINEER: Gilpin Engineering Co.
REQUEST: Preliminary consideration of the Tuscany Luxury Townhomes, Phase 3. The intent is residential.	
SITE: This 4.99 acre tract is located north of Shiloh Dr. and west of McPherson Rd. The zoning for this one lot development is B-3. This tract is located in District VI- Cm. Charlie San Miguel	
PROPOSED ACTION: <u>APPROVE SUBJECT TO THE FOLLOWING COMMENTS:</u>	
<ol style="list-style-type: none"> 1. Show the front yard setback line. 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. Provide a plat note stating, "The setback shall be determined based on the current zoning in accordance to Section 24.77.1 of the Laredo Land Development Code, unless the developer's restrictions are irrespective of the zoning." 2. Revise plat name Tuscany Plat, in order to avoid any confusion. Also revise signature blocks to reflect change. 3. Remove name of Tuscany Townhomes Phase 1 and 2 from the adjacent plat, to avoid any confusion. 4. Remove table indicating unit breakdown from the face of the plat. 5. Conform to Section 24-69 of the Laredo Land Development Code regarding Flood Plain Management Standards. Show the boundaries of the 100 year flood plain and floodway. Provide a note on the face of the plat stating, "Minimum finish floor elevation shall be at least 18" above base flood elevation." 6. Provide an improvement survey of the adjacent tract along the eastern boundary to confirm clearance for 50' access easement, as required in Section 3-2A. Also show the extension of the 50' access easement to the westernmost edge of the property line. 7. Additional signature blocks may be required due to the drainage channel construction and easement agreement as recorded in Vol. 1870, Pgs. 246-267, D.R.W.C.T. 8. Update signature block to reflect current Engineer of Record. Also update the Chairman's signature block to reflect Jesse Gonzalez as Interim-Chairman. 9. Place signature blocks on the face of the plat in the following order: Owner w/ notary, Lien holder w/ notary (If applicable), Engineer of record and/or Surveyor, City Engineer, the Planning & Zoning Commission Chairman, Planning Director and the Webb County Clerk as the last three. 10. All improvements as Per Subdivision Ordinance. 	
<p><u>Notice to the Developer:</u></p> <p style="text-align: center;">Only the utility easements within the plat boundaries are subject to change prior to plat recordation, due to revisions by the utility companies.</p>	



SITE

1/2
DR
WILSON ST

PRINCETON ST

TULANE DR

HUNTER DR

HUNTER DR

MOPERSON RD

SWALOM CIR

BO THIN BESSIM

WILSON ST

BANGOR DR

MONROE BLVD

DE LLANO RD

SHILOH DR

LIBERTY LOOP

JUSTICE DR

ALBERTA DR

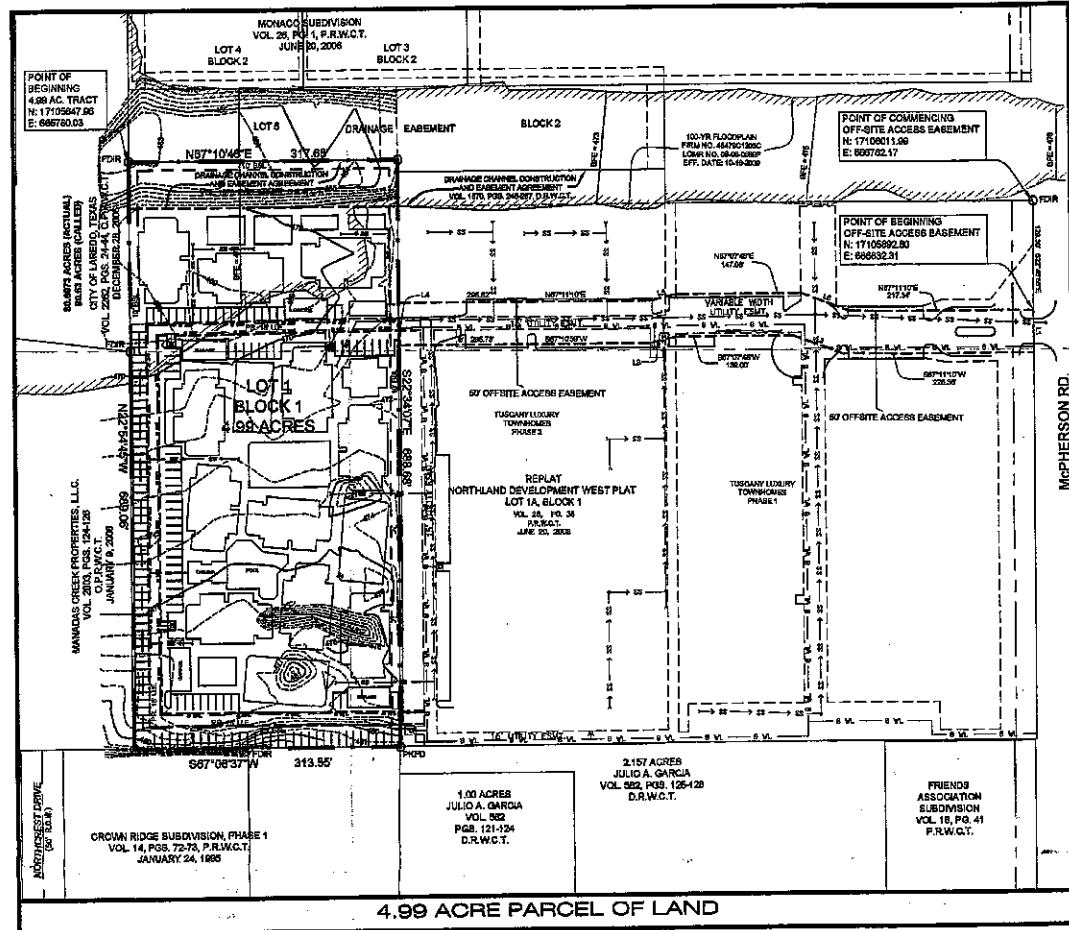
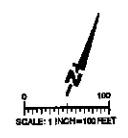
CLIFF DR

NORTH CREST DR

CLIFF DR

TAMPA TRL

WILSON ST



STATE OF TEXAS
 COUNTY OF WEBB
 LOT 1, BLOCK 1
 4.99 ACRES

LEGAL DESCRIPTION OF A 4.99 ACRE PARCEL OF LAND, MORE OR LESS, RECORDED IN VOLUME 2533, PAGES 577-580, OFFICIAL PUBLIC RECORDS OF WEBB COUNTY, TEXAS. HEREIN DESCRIBED PARCEL, SITUATED ON PORCION 22, ABSTRACT 277, ORIGINAL GRANTEE DONNA MARIA JESUS SANCHEZ, AND PORCION 23, ABSTRACT 283, ORIGINAL GRANTEE LEONARDO SANCHEZ, AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

Beginning at a found 1/4 inch iron rod, being the southwest corner of Lot 5, Block 1 of Monaco Subdivision recorded in Volume 20, Page 1, Plat Records of Webb County, Texas, for the POINT OF BEGINNING of this 4.99 acre parcel of land, more or less, for the northeasterly corner hereat;

Thence, N 87°10'46" E, along the common division line between herein described parcel and said Lot 5, a distance of 317.09 feet, to a set 1/4 inch iron rod for the northeasterly corner hereat;

Thence, S 22°34'07" E, along the common division line between herein described parcel and said Lot 5, a distance of 14.01 feet, continuing along the same bearing along the common division line between herein described parcel and Lot 1A, Block 1, of Replat of Northland Development West Plat, recorded in Volume 29, Page 38, Plat Records of Webb County, Texas, a distance of 874.87 feet, to a found 1/4 inch iron rod, being the northerly corner of Crown Ridge Subdivision, Phase 1, recorded in Volume 14, Pages 72-73, Plat Records of Webb County, Texas, for a total distance of 888.88 feet, for the southeasterly corner hereat;

Thence, S 87°05'37" W, along the common division line between herein described parcel and said Crown Ridge Subdivision, Phase 1, a distance of 313.55 feet to a set 1/4 inch iron rod, for the southwesterly corner hereat;

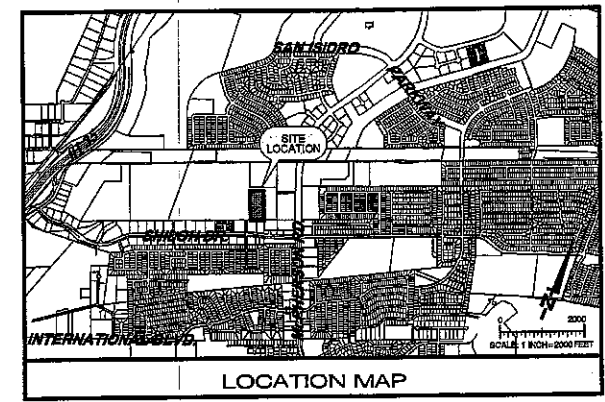
THENCE, S 87°05'37" W, ALONG THE COMMON DIVISION LINE BETWEEN HEREIN DESCRIBED PARCEL AND SAID CROWN RIDGE SUBDIVISION, PHASE 1, A DISTANCE OF 313.55 FEET TO A SET 1/4 INCH IRON ROD, FOR THE SOUTHWESTERLY CORNER HEREAT;

THENCE, N 87°10'46" E, ALONG THE COMMON DIVISION LINE BETWEEN HEREIN DESCRIBED PARCEL AND SAID LOT 5, A DISTANCE OF 317.09 FEET, TO A SET 1/4 INCH IRON ROD, FOR THE NORTHEASTERLY CORNER HEREAT;

THENCE, S 22°34'07" E, ALONG THE COMMON DIVISION LINE BETWEEN HEREIN DESCRIBED PARCEL AND SAID LOT 5, A DISTANCE OF 14.01 FEET, CONTINUING ALONG THE SAME BEARING ALONG THE COMMON DIVISION LINE BETWEEN HEREIN DESCRIBED PARCEL AND LOT 1A, BLOCK 1, OF REPLAT OF NORTHLAND DEVELOPMENT WEST PLAT, RECORDED IN VOLUME 29, PAGE 38, PLAT RECORDS OF WEBB COUNTY, TEXAS, A DISTANCE OF 874.87 FEET, TO A FOUND 1/4 INCH IRON ROD, BEING THE NORTHERLY CORNER OF CROWN RIDGE SUBDIVISION, PHASE 1, RECORDED IN VOLUME 14, PAGES 72-73, PLAT RECORDS OF WEBB COUNTY, TEXAS, FOR A TOTAL DISTANCE OF 888.88 FEET, FOR THE SOUTHEASTERLY CORNER HEREAT;

NO. OF RESIDENTIAL STRUCTURES	22
NO. OF RESIDENTIAL UNITS	100
NO. OF OFF-STREET PARKING REQUIRED	159 SPACES
NO. OF OFF-STREET PARKING PROVIDED	159 SPACES

UNIT BREAKDOWN	
one bedroom SMALL	14
one bedroom LARGE	18
two bedroom 1stly	2
two bed 1.5 bath	22
two bed 2.5 bath	44
TOTAL	100 UNITS



LEGEND

---	PROPERTY BOUNDARY
---	EXIST. EASEMENT
---	PROP. EASEMENT
---	PROP. 8" WATER LINE
---	PROP. 12" WATER LINE
---	EXIST. 8" SAN SEWER LINE
---	PROP. 8" SAN SEWER LINE
---	PROP. 12" SAN SEWER LINE
---	EXIST. FIRE HYDRANT
---	PROP. FIRE HYDRANT
---	PROP. SEWER MANHOLE
---	PROP. SEWER CLEAN OUT
---	PROP. WATER METER
---	FOUND 1/4" IRON ROD
---	FOUND PE NAIL
---	SET 1/4" IRON ROD

LINE TABLE

LINE	LENGTH	BEARING
L1	60.00	S22°48'48"E
L2	61.54	S87°38'11"W
L3	30.22	S53°37'31"W
L4	50.00	N22°34'14"W
L5	31.12	N53°59'39"E
L6	61.58	N87°38'11"E

OWNER

TLA Properties
 Guillermo Cavazos, President
 8114 McPherson Rd.
 Laredo, TX 78046

CERTIFICATION OF OWNER

STATE OF TEXAS
 COUNTY OF WEBB

I, Guillermo Cavazos, the undersigned owner of the land shown on this plat, and designated herein as Tuscany Luxury Townhomes Phase 3 Plat in the City of Laredo, County of Webb, Texas, and whose name is subscribed hereon, hereby designate the use of the public forever all utility easements herein shown, for the purpose and consideration herein expressed.

Guillermo Cavazos, President
 TLA Properties

DATE

STATE OF TEXAS
 COUNTY OF WEBB

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

WITNESS MY HAND AND SEAL THIS DAY OF 20

NOTARY PUBLIC IN AND FOR WEBB COUNTY, TEXAS

MY COMMISSION EXPIRES:

LIEN HOLDER CERTIFICATE

This subdivision map is hereby approved and adopted by the undersigned lien holder on this day of 20

By:

Title: as an act and deed of

STATE OF TEXAS
 COUNTY OF WEBB

Before me, the undersigned authority personally appeared:

(NAME)

(TITLE)

(FINANCIAL INSTITUTION)

Known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for the purpose and consideration therein expressed and in the capacity therein stated.

WITNESS MY HAND AND SEAL OF OFFICE THIS DAY OF 20

NOTARY PUBLIC

MY COMMISSION EXPIRES

PLAT APPROVAL-CITY ENGINEER

I have reviewed this plat and accompanying construction drawings identified as Tuscany Luxury Townhomes Phase 3 Plat, prepared by Gilpin Engineering Company, Edward L. Ochoa, Licensed Professional Engineer No. 82596, and dated the day of 20 with the last revised date on and have found them in compliance with the Subdivision Ordinance of the City of Laredo, Texas.

ROGELIO RIVERA, P.E.
 CITY ENGINEER

CERTIFICATION 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 20 with the certificate of authentication was filed of record in my office on the day of 20 at o'clock in Volume Page(s) of the map records of said County.

WITNESS MY HAND AND SEAL THIS DAY OF 20

HONORABLE MARGIE RAMIREZ IBARRA
 COUNTY CLERK, WEBB COUNTY, TEXAS

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 20

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

PLANNING COMMISSION APPROVAL

This plat, Tuscany Luxury Townhomes Phase 3 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 20

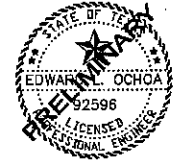
VICTOR D. TREVIÑO, JR.
 CHAIRMAN

CERTIFICATION OF ENGINEER

STATE OF TEXAS
 COUNTY OF WEBB

I, Edward L. Ochoa, the undersigned Licensed Professional Engineer in the State of Texas, hereby certify that the engineering calculations have been given this plat to the matter of streets, lots, water, sewer and easements and drainage layout; and to the best of my knowledge the 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.

EDWARD L. OCHOA, P.E. #82596



CERTIFICATION OF SURVEYOR

STATE OF TEXAS
 COUNTY OF WEBB

I, Robert J. Gilpin, the undersigned Registered Professional Land Surveyor in the State of Texas, hereby certify that this plat is true and correct and was prepared by an actual survey of the property made on the ground under my supervision and that the corner monuments shown thereon were properly placed under my direction.

ROBERT J. GILPIN, R.P.L.S. #5944



STATE OF TEXAS
 COUNTY OF WEBB
 OFFSITE ACCESS EASEMENT
 0.8629 ACRES

LEGAL DESCRIPTION OF A 0.8629 ACRE PARCEL OF LAND, MORE OR LESS, BEING OUT OF REPLAT OF NORTHLAND DEVELOPMENT WEST PLAT LOT 1A, BLOCK 1, RECORDED IN VOLUME 2533, PAGES 577-580, OFFICIAL PUBLIC RECORDS OF WEBB COUNTY, TEXAS, BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

Commencing at a found 1/4 inch iron rod, being the northeasterly corner of said Replat of Northland Development West, Lot 1A, Block 1,

Thence, S 22°48'50" E, with the easterly line of said Replat of Northland Development West, Lot 1A, Block 1, a distance of 129.19 feet, to a point for the POINT OF BEGINNING of this 0.8629 acre parcel of land, more or less, for the northeasterly corner hereat;

Thence, S 22°48'50" E, with the easterly line of said Replat of Northland Development West, Lot 1A, Block 1, a distance of 50.00 feet, to a point for the southeasterly corner hereat;

Thence along the southerly line of herein described offsite access easement for the following points of deflection hereat:

S87°11'10"W, a distance of 228.36 feet;
 S87°38'11"W, a distance of 61.54 feet;
 S87°07'48"W, a distance of 139.00 feet;
 S53°37'31"W, a distance of 30.22 feet;
 S87°10'58"W, a distance of 265.73 feet;

Thence, N22°34'14"W, along the southerly line of herein described offsite access easement, a distance of 50.00 feet, to a point situated on the easterly line of a tract ceded to Guillermo Cavazos Recorded in Volume 2533, Pages 577-580, Official Public Records of Webb County, Texas, for the southeasterly corner hereat;

Thence, N22°34'14"W, along the common boundary between said Guillermo Cavazos tract and said Replat of Northland Development West, Lot 1A, being the westerly line of herein described offsite access easement, a distance of 50.00 feet, to a point for the northeasterly corner hereat;

Thence along the northerly line of herein described offsite access easement for the following points of deflection hereat:

N87°11'10"E, a distance of 228.36 feet;
 N53°37'31"E, a distance of 61.54 feet;
 N87°07'48"E, a distance of 147.08 feet;
 N87°38'11"E, a distance of 61.58 feet;

Thence, N87°11'10"E, along the northerly line of herein described offsite access easement, a distance of 217.34 feet, to said POINT OF BEGINNING, containing within these metes and bounds 0.8629 acres, more or less.

GILPIN ENGINEERING COMPANY
 101 W. Hillside Road, Ste. B
 Laredo, Texas 78041
 Texas Registered Firm F-9286
 Ph. (956) 753-2210
 Fax (956) 753-2213



TUSCANY LUXURY TOWNHOMES PHASE 3
 LAREDO, TEXAS

PLAT

CITY OF LAREDO
 SHEET NO. 01 of 01

**Planning & Zoning Commission
Communication**

AGENDA ITEM: VIII-B	DATE: 09/03/15
APPLICANT: Yu-Hsien Huang Del Rio	ENGINEER: PEUA Consultants LLC.
REQUEST: Preliminary consideration of Miralago Commercial Subdivision. The intent is commercial.	
SITE: This 7.08 acre tract is located north of Hwy. 59 and east of Bob Bullock Loop. The zoning for this 2 lot development is B-4. This tract is located in District V Cm. Roque Vela	
PROPOSED ACTION: <u>APPROVE SUBJECT TO THE FOLLOWING COMMENTS:</u> <ol style="list-style-type: none">1. Conform to Section 24-57 of the Laredo Land Development Code regarding Green Space Preservation, if applicable.2. Update the Chairman's signature block to reflect Jesse Gonzalez as Interim-Chairman.3. All improvements as Per Subdivision Ordinance. <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.	



CASA BLANCA LAKE RD

LOST HILLS TRAIL
CANYON CREEK DR
ROCKY EDGE LOOP

SITE

BOB BULLOCK BOB BULLOCK LOOP
LOOP BOB BULLOCK LOOP

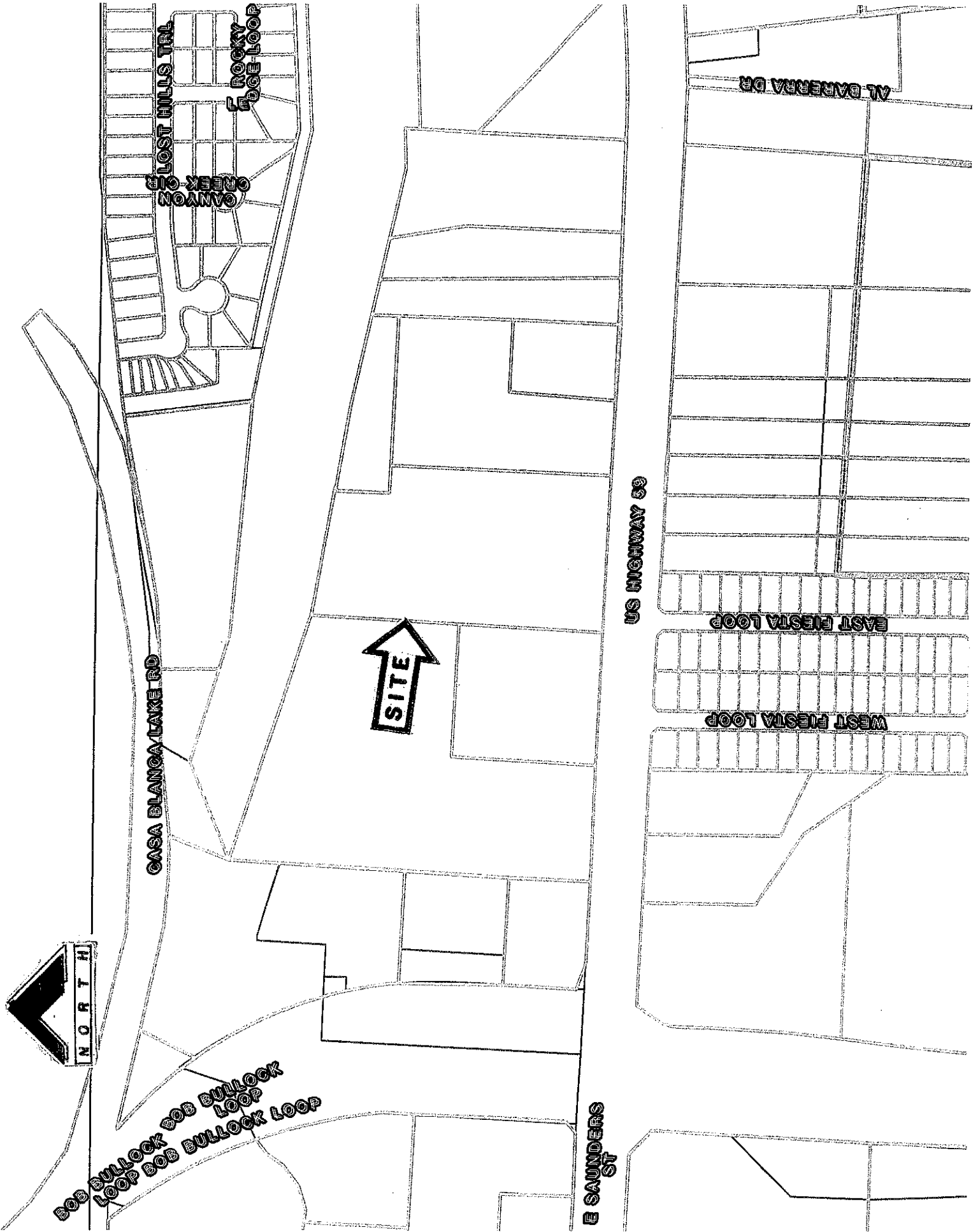
E SAUNDERS ST

US HIGHWAY 59

EAST FIESTA LOOP

WEST FIESTA LOOP

AL BARRERA DR



CERTIFICATE OF OWNER

STATE OF TEXAS
COUNTY OF WEBB

We, _____, the undersigned owners of the land shown on this plat, designated herein as **Miralago Commercial Subdivision**, in the City of Laredo, County of Webb, Texas, whose names are subscribed herein, hereby dedicate the use to the public forever all streets, drains, easements, and public places thereon shown, for the purpose and consideration therein expressed.

_____	DATE
_____	DATE
_____	DATE
_____	DATE
_____	DATE
_____	DATE
_____	DATE

STATE OF TEXAS
COUNTY OF WEBB

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

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

NOTARY PUBLIC IN AND FOR WEBB COUNTY, TEXAS

MY COMMISSION EXPIRES _____

LIEN HOLDER 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 _____

STATE OF TEXAS
COUNTY OF WEBB

Before me, the undersigned authority personally appeared _____

(NAME)

(TITLE)

(FINANCIAL INSTITUTION)

Knows 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 expressed and in the capacity therein stated.

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

NOTARY PUBLIC

MY COMMISSION EXPIRES _____

CERTIFICATE OF ENGINEER

STATE OF TEXAS
COUNTY OF WEBB

I, Oscar Castillo, a Registered Professional Engineer in the State of Texas, hereby certify that proper engineering consideration has been given this plat to the matters of streets, lots, water, sewer and easements and drainage layout; and to the best of my knowledge this plat conforms to all requirements of this subdivision ordinance, except for those variances that may have been granted by the Planning Commission of the City.

OSCAR CASTILLO, P.E. #99420

DATE

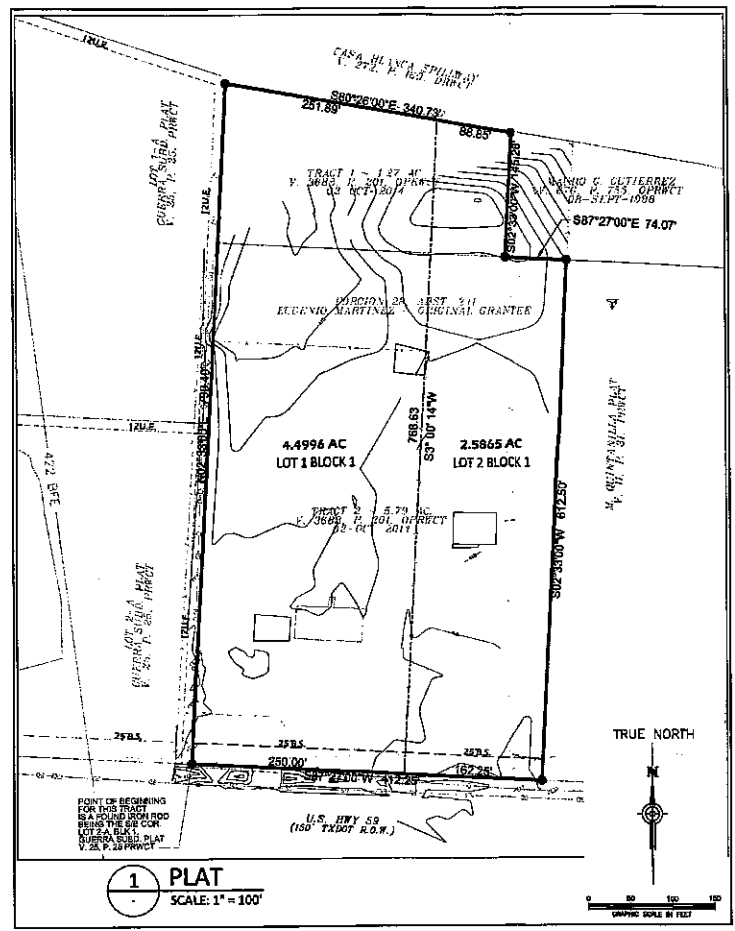
CERTIFICATE OF SURVEYOR

STATE OF TEXAS
COUNTY OF WEBB

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

NAME

DATE



LEGAL DESCRIPTION MIRALAGO COMMERCIAL SUBDIVISION

A 7.0861 acre tract of land, more or less, being an entire 1.27 Ac. Tract 1 along with a 5.79 Ac. Tract 2, as conveyed to Yuhua Liu, et al., on 02-08-2014, per vol. 3688, pages 201, Deed Records of Webb County, Texas and being situated in Precinct 28, Abstract 241, Eugenio Martinez - Original Grantee, and being situated in the City of Laredo, Webb County, Texas;

BEGINNING at found iron rod being the southeast corner of Lot 2-A, Block 1, Guerra Subd. Plat, v. 25, p. 25, Plat Records of Webb County, Tx., for the southwest corner hereof;

THENCE, N 02°33'00" E, a distance of 799.40 feet, along the west line hereof, same being the east line of said Guerra Subd. Plat, to a point on the Chacon Creek, for the northwest corner hereof;

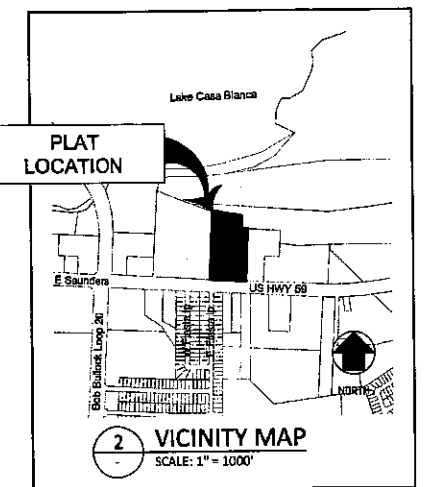
THENCE, S 80°26'00" E, a distance of 340.73 feet, along the west line hereof, same being the east line of said Guerra Subd. Plat, to a point on the Chacon Creek, for the northwest corner hereof;

THENCE, S 02°33'00" W, a distance of 145.28 feet, along the east line hereof, same being the west line of a Mauro G. Gutierrez tract, v. 767, p. 755, Official Public Records of Webb County, Tx., to a set 2 1/2" iron rod with a yellow cap stamped "GUERRA - LAREDO, TX.", for an interior corner hereof;

THENCE, S 87°27'00" E, a distance of 74.07 feet, along the east line hereof, same being the south line of said Mauro G. Gutierrez tract, to a found iron rod, for the easterly southeast corner hereof;

THENCE, S 02°33'00" E, a distance of 612.58 feet, along the east line hereof, same being the west line of said Mauro G. Gutierrez tract, to a found iron rod, for the southeasterly corner hereof;

THENCE, N 87°27'00" W, a distance of 412.25 feet, along the south line hereof, same being the north right-of-way line of US Hwy 59 (150' TxDOT R.O.W.), to the POINT OF BEGINNING of this 7.0861 acre tract of land, more or less.



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

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

3. 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.

4. ACCESS ONTO US HWY 59 IS SUBJECT TO REVIEW AND APPROVAL BY THE TEXAS DEPARTMENT OF TRANSPORTATION.

5. THESE TWO LOTS ARE LOCATED WITHIN THE 100 YEAR FLOOD ZONE AE ACCORDING TO FLOOD INSURANCE RATE MAP FOR WEBB COUNTY TEXAS NUMBER 48479C1215C WITH AN EFFECTIVE DATE OF APRIL 2, 2008.

6. THE FINISH FLOOR ELEVATION SHALL BE CONSTRUCTED A MINIMUM OF 18 INCHES ABOVE THE ESTABLISHED BASE FLOOD ELEVATION.

LEGEND	
⊙	SET 1/2" IRON ROD
●	FOUND 1/2" IRON ROD
---	EXISTING PROPERTY BOUNDARY
---	EXISTING RIGHT-OF-WAY LINE
---	EXISTING RIGHT-OF-WAY CENTER LINE
---	EXISTING PROPERTY LOT LINE
---	EXISTING BUILDING SETBACK LINE
---	EXISTING UTILITY EASEMENT LINE
---	EXISTING DRAINAGE EASEMENT LINE
---	PROPOSED PROPERTY BOUNDARY
---	PROPOSED PROPERTY LOT LINE
---	PROPOSED UTILITY EASEMENT LINE
---	PROPOSED BUILDING SETBACK LINE
U.E.	UTILITY EASEMENT DESIGNATION
B.S.	BUILDING SET BACK
B.F.E.	BASE FLOOD ELEVATION
---	EXISTING SANITARY SEWER LINE
---	EXISTING WATER LINE
---	EXISTING STORM DRAIN LINE
---	EXISTING OVERHEAD ELECTRIC LINE
---	EXISTING CHAIN LINK FENCE
---	EXISTING CONTOUR
---	EXISTING POWER POLE

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 at _____ o'clock _____ m. in Volume _____ Page(s) _____ of the map records of said County.

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

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 _____, 2015 with the certificate of authentication was filed of record in my office on the _____ day of _____, 2015 at _____ o'clock _____ m. in Volume _____ Page(s) _____ of the map records of said County.

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

DEPUTY COUNTY CLERK
WEBB COUNTY, TEXAS

PLAT APPROVAL-CITY ENGINEER

I have reviewed this plat and accompanying construction drawings identified as **Miralago Commercial Subdivision**, prepared by PEHA Consulting LLC, Oscar Castillo, Registered Professional Engineer No. 99420, and dated the _____ with the last revised date on _____ and have found them in compliance with the Subdivision Ordinance of the City of Laredo, Texas.

ROCELIO RIVERA, P.E., R.P.L.S., CITY ENGINEER

DATE

PLANNING COMMISSION APPROVAL

This plat, _____, has been submitted to and considered by the Planning Commission of the City of Laredo, Webb County, Texas, and is hereby approved by such Commission on the _____

EDWARD CASTILLO-CHAIRMAN

DATE

DESIGN BY:	J. Castillo
DRAWN BY:	J. Castillo
CHECKED BY:	O. Castillo

ISSUED:	DESCRIPTION
# 1	10/18/2015
	PRELIMINARY PLAT

peud
CONSULTING LLC
Registration Number F-14954
600 San Bernardo, Suite 902
Laredo, Texas 78040
(956) 433-2203 ext.

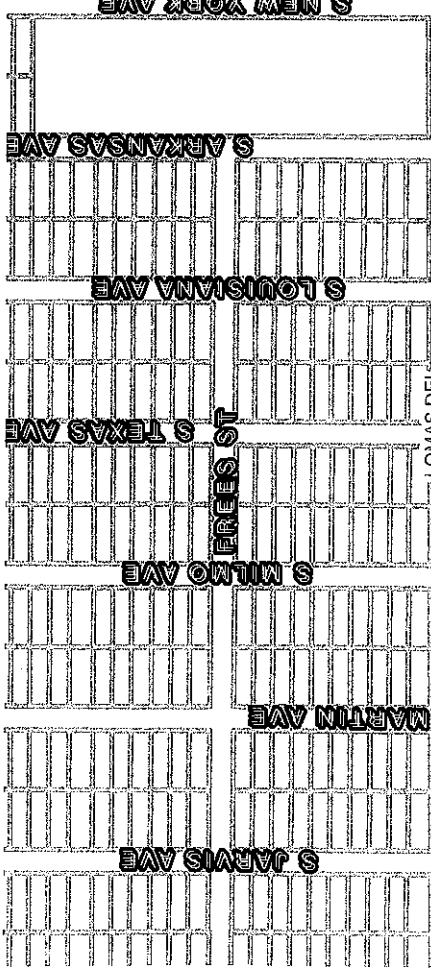
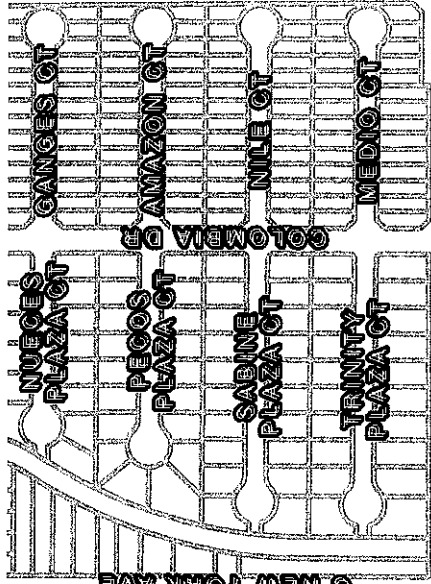
Miralago Commercial Subdivision
A 7.0861 ACRE TRACT OF LAND, MORE OR LESS, BEING AN ENTIRE 1.27 AC. TRACT 1 ALONG WITH 5.79 AC TRACT 2, AS CONVEYED TO YUHUA LIU, ET AL., ON 02-08-2014, PER VOL. 3688, PAGES 201, DEED RECORDS OF WEBB COUNTY, TEXAS, AND BEING SITUATED IN PRECINCT 28, ABSTRACT 241, ORIGINAL GRANTEE, EUGENIO MARTINEZ, AND BEING SITUATED IN THE CITY OF LAREDO, WEBB COUNTY, TEXAS

**Planning & Zoning Commission
Communication**

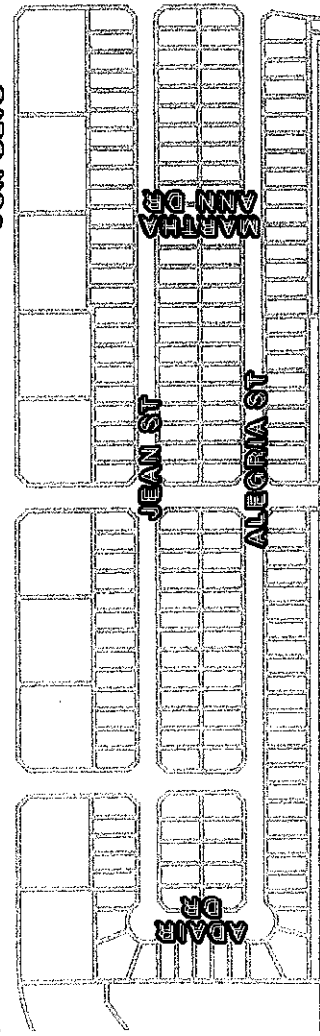
AGENDA ITEM: IX-A	DATE: 09/03/15
APPLICANT: Laredo Amanecer Homes, Ltd.	ENGINEER: Sherfey Engineering Co.
REQUEST: Final consideration of the Replat of Lot 26A-26L & 27A, Block 7, Lomas Del Sur Subdivision, Unit II. The intent is residential.	
SITE: This 2.62 acre tract is located south of Lomas Del Sur Blvd. and west of Katiana Dr. The zoning for this 13 lot replat is R-1A. This 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 04/02/15.	
PROPOSED ACTION: APPROVAL	



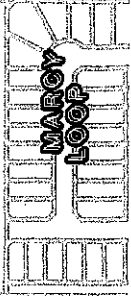
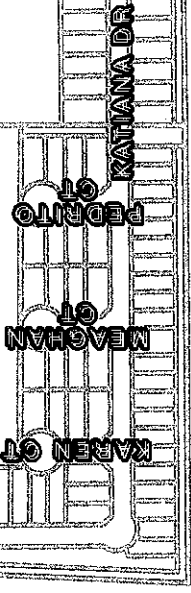
Eido

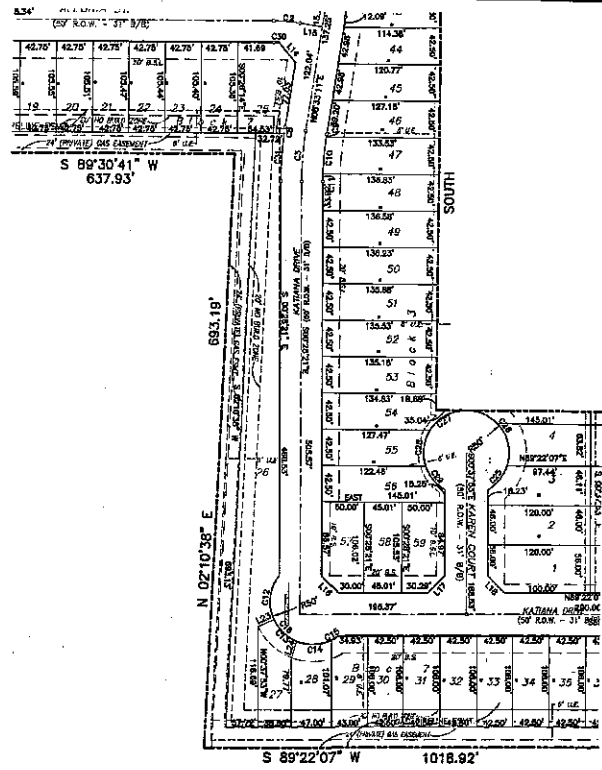


LOMAS DEL SUR BLVD



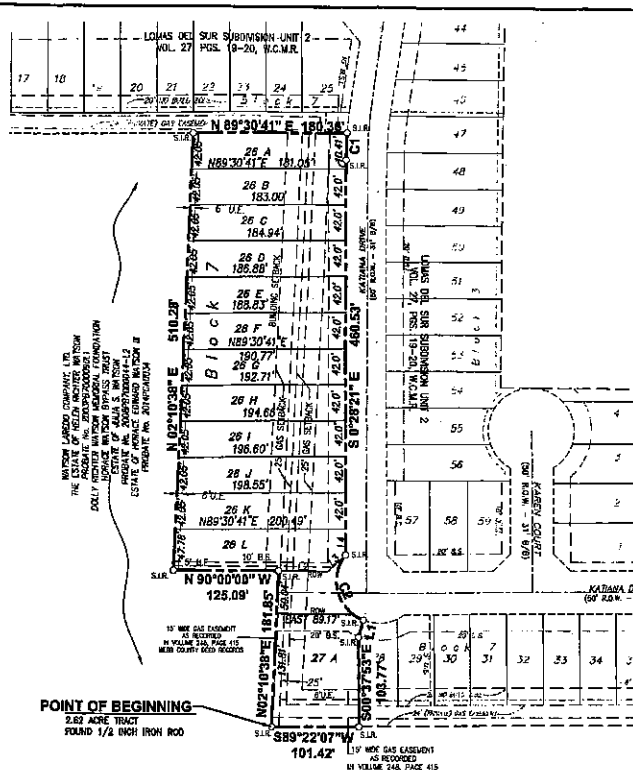
S ENDO AVE





AS PLATTED
 LOT 26, LOT 27, BLOCK 7 LOMAS DEL SUR SUBDIVISION - UNIT II
 AS RECORDED IN VOLUME 27, PAGES 19-20,
 WEBB COUNTY MAP RECORDS

THE PURPOSE OF THE REPLAT IS FOR
 LOT 26 AND LOT 27, BLOCK 7 TO
 SUBDIVIDE INTO 13 RESIDENTIAL LOTS



REPLAT OF
 LOT 26, LOT 27, BLOCK 7 LOMAS DEL SUR SUBDIVISION - UNIT II
 AS RECORDED IN VOLUME 27, PAGES 19-20,
 WEBB COUNTY MAP RECORDS
 AND
 1.46 ACRE TRACT OUT OF THE WATSON TRACT
 AS RECORDED IN VOLUME 121, PAGES 401-403,
 WEBB COUNTY DEED RECORDS

INTO
 LOTS 26 A, 26 B, 26 C, 26 D, 26 E, 26 F, 26 G, 26 H,
 26 I, 26 J, 26 K, 26 L, AND LOT 27 A, BLOCK 7
 LOMAS DEL SUR SUBDIVISION - UNIT II

CERTIFICATE OF OWNER

STATE OF TEXAS
 COUNTY OF WEBB

I, _____ of _____ the Owner of Lot 26, and Lot 27, Block 7 of the land shown on this Plat, and designated herein as: **REPLAT INTO LOTS 26A, 26B, 26C, 26D, 26E, 26F, 26G, 26H, 26I, 26J, 26K, 26L, and 27A, Block 7, LOMAS DEL SUR SUBDIVISION - UNIT II**, 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.

JoEmma P. Sherley, 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.

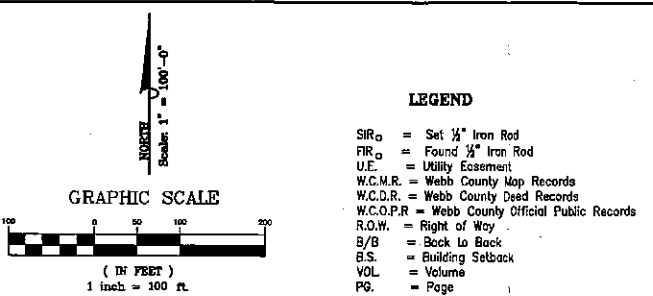
Francisco Estrodo IV, R.P.L.S. #5862 _____ Date _____

PLAT APPROVAL - CITY ENGINEER

STATE OF TEXAS
 COUNTY OF WEBB

I have reviewed this Plat identified as: **REPLAT INTO LOTS 26A, 26B, 26C, 26D, 26E, 26F, 26G, 26H, 26I, 26J, 26K, 26L, and 27A, Block 7, LOMAS DEL SUR SUBDIVISION - UNIT II**, prepared by JoEmma P. Sherley, 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.

Rogelio Rivera, P.E. - City Engineer _____ Date _____



- GENERAL NOTES**
- Sidewalks, driveways and trees will be installed at the issuance of the 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 replat does not attempt to alter, amend, or remove any covenants or restrictions.
 - 25 foot gas line setback as per City of Laredo - Land Development Code Handbook - Section - 24.77.2 - Item 12

LOT TABLE

LOT No.	LOT AREA	BUILDING AREA	BUILDING SETBACK
26A	7,577 SQ.FT.	2,922 SQ.FT.	68.69 LF.
26B	7,645 SQ.FT.	2,920 SQ.FT.	71.79 LF.
26C	7,727 SQ.FT.	2,911 SQ.FT.	73.90 LF.
26D	7,808 SQ.FT.	2,910 SQ.FT.	76.01 LF.
26E	7,890 SQ.FT.	2,904 SQ.FT.	78.12 LF.
26F	7,972 SQ.FT.	2,899 SQ.FT.	80.23 LF.
26G	8,053 SQ.FT.	2,894 SQ.FT.	82.34 LF.
26H	8,135 SQ.FT.	2,897 SQ.FT.	84.45 LF.
26I	8,216 SQ.FT.	2,893 SQ.FT.	86.56 LF.
26J	8,298 SQ.FT.	2,878 SQ.FT.	88.67 LF.
26K	8,380 SQ.FT.	2,869 SQ.FT.	90.78 LF.
26L	8,463 SQ.FT.	2,862 SQ.FT.	92.89 LF.
27A	12,936 SQ.FT.	3,969 SQ.FT.	20.00 LF.

LINE TABLE

LINE #	LENGTH	DIRECTION
L1	20.88'	S 16°27'22" W
L2	57.61'	N 90°00'00" E
L3	27.71'	N 45°44'01" E
L4	30.11'	S 00°28'21" E

LINE TABLE

CURVE #	LENGTH	RADIUS	DELTA	CHORD LENGTH	CHORD BEARING
C1	31.62'	399.22'	004°32'17"	31.61'	S01°47'47" W
C2	91.44'	50.00'	104°46'40"	79.22'	S15°58'29" E

LEGAL DESCRIPTION
 2.62 ACRES TRACT

A tract of land containing 2.62 acres, more or less, situated in Parcel 35, Abstract 546, Jose Miguel Diaz original grantee, being out of that certain tract of land recorded in Volume 1565, Pages 289-296, Webb County Official Public Records and out the Watson Tract as recorded in Volume 121, Pages 401-403, Webb County Deed Records same being out of Lot 26 and Lot 27, Block 7, Lomas Del Sur Subdivision Unit II, recorded in Volume 27, Pages 19-20, Webb County Map Records, said 2.62 acre tract being more particularly described by metes and bounds as follows:

BEGINNING at a found 1/2 inch iron rod at the southwest corner of said Lot 26, Block 7, Lomas Del Sur Subdivision Unit II same being the southwest corner of the herein described tract;

THENCE, N 02°10'38" E, along the common property line of said Lomas Del Sur Subdivision Unit II and said Watson Tract a distance of 161.85 feet to a set 1/2 inch iron rod, an interior corner of the herein described tract;

THENCE, N 90°00'00" W, a distance of 125.09 feet to a set 1/2 inch iron rod, an exterior corner of the herein described tract;

THENCE, N 02°10'38" E, a distance of 510.26 feet to a set 1/2 inch iron rod, the northwest corner of the herein described tract;

THENCE, N 89°30'41" E, along the common property line of said Lomas Del Sur Subdivision Unit II and said Watson Tract a distance of 180.36 feet to a set 1/2 inch iron rod, a non-tangent point of curvature to the left and the northeast corner of the herein described tract;

THENCE, along the west right-of-way line of Katiana Drive (a 50 foot wide right-of-way) as recorded in said Lomas Del Sur Subdivision Unit II and along said arc to the left with a radius of 399.22, a delta of 04°32'17", a chord and chord bearing of 31.61 feet and S 01°47'47" W a distance of 31.62 feet to a set 1/2 inch iron rod, a tangent point;

THENCE, S 00°28'21" E, continuing along the west right-of-way line of said Katiana Drive a distance of 460.53 feet to a set 1/2 inch iron rod, a non-tangent point of curvature to the left;

THENCE, continuing along the west right-of-way line of said Katiana Drive and along said arc to the left with a radius of 50.00 feet, a delta of 104°46'40", a chord and chord bearing of 79.22 feet and S 15°58'29" E a distance of 91.44 feet to a set 1/2 inch iron rod, a deflection right;

THENCE, S 16°27'22" W, leaving the west right-of-way line of said Katiana Drive a distance of 20.88 feet to a set 1/2 inch iron rod, a deflection left;

THENCE, S 00°37'53" E a distance of 103.77 feet to a set 1/2 inch iron rod, the southeast corner of the herein described tract;

THENCE, S 89°27'07" W, along the common property line of the Watson Tract on said Lomas Del Sur Subdivision Unit II a distance of 101.42 feet to return to and close at the POINT OF BEGINNING, containing 2.62 acres of land.

PLANNING COMMISSION APPROVAL

This Re-Plat into LOTS 26A, 26B, 26C, 26D, 26E, 26F, 26G, 26H, 26I, 26J, 26K, 26L, and 27A, Block 7, LOMAS DEL SUR SUBDIVISION - UNIT II, 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.

Victor D. Trevina, Interim-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 _____

CERTIFICATE COUNTY CLERK

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

Deputy _____ County Clerk - WEBB COUNTY, TEXAS

I, _____ Clerk of the County Court in and for Webb County, do hereby certify that the foregoing 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 _____ in Volume _____ Page _____ of the Map Records of said County.

DEPUTY _____ COUNTY CLERK WEBB COUNTY, TEXAS DATE _____

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

DEVELOPER/OWNER:
 LAREDO AMANECEER HOMES, LTD.
 IT'S GENERAL PARTNER
 By: TESORO VILLARREAL, CO-MANAGER
 OF TV&DW MANAGEMENT, LLC
 P.O. BOX 450050-8045
 Laredo, Texas
 (956) 722-3913

DATE: 03/04/2015
 REV: 08/19/2015
 SCALE: 1" = 100'
 FILE: 8036.02.LOMAS2REPLAT.PLAT
 PROJECT: 8036.02.LOMAS2REPLAT

SHERFEY ENGINEERING COMPANY, L.L.C.
 104 Del Court
 Suite 400
 Laredo, Texas 78041
 (956) 791-3511

REPLAT OF
 LOT 26, LOT 27, BLOCK 7 LOMAS DEL SUR SUBDIVISION - UNIT II
 AS RECORDED IN VOLUME 27, PAGES 19-20,
 WEBB COUNTY MAP RECORDS
 AND
 1.46 ACRE TRACT OUT OF THE WATSON TRACT
 AS RECORDED IN VOLUME 121, PAGES 401-403,
 WEBB COUNTY DEED RECORDS
INTO
 LOTS 26 A, 26 B, 26 C, 26 D, 26 E, 26 F, 26 G, 26 H,
 26 I, 26 J, 26 K, 26 L, AND LOT 27 A, BLOCK 7
 LOMAS DEL SUR SUBDIVISION - UNIT II

**Planning & Zoning Commission
Communication**

AGENDA ITEM: IX-B	DATE: 09/03/15
APPLICANT: San Isidro Northeast, Ltd.	ENGINEER: Slay Engineering Co.
REQUEST: Final reconsideration of the San Isidro Northeast-La Cuesta Subdivision, Phase 2. The intent is residential. The purpose of the reconsideration is to comply with the Model Subdivision Rules.	
SITE: This 23.58 acre tract is located north of the proposed extension of Crepusculo Dr. and east of Palmetto Dr. The zoning for this 156 lot development is R-1. This tract is located in District VI-Cm. Charlie San Miguel	
PREVIOUS COMMISSION ACTION: This item was granted final plat approval by the Planning & Zoning Commission on 12/04/14.	
PROPOSED ACTION: <u>THIS PLAT IS IN FULL COMPLIANCE WITH THE HOME MODEL RULES AND STAFF RECOMMENDS APPROVAL.</u>	



CROFT DR.

VISTA RD.

AVE.

PALMA DR.

DESPEJADO DR.

PACIFICO DR.

TRANQUILLO DR.

JUAN ESCUTIA BLD.

COAHUILA LP

ANUEVO LEON

GUANAJUATO

VERACRUZ

MICHODCAN LP

SONORA DR

TLAXCALA

CHEQUAM

BLVD

SIMON BOLIVAR

VERACRUZ

BLVD

BOB BULLOCK LOOP

PATRON LP

DON SERGIO DR.

PATRON

DR

DR

DR

DR

DR

DR

DR

COAHUILA LP

ANUEVO LEON

GUANAJUATO

VERACRUZ

MICHODCAN LP

SONORA DR

TLAXCALA

CHEQUAM

BLVD

SIMON BOLIVAR

VERACRUZ

BLVD

BOB BULLOCK LOOP

PATRON LP

DON SERGIO DR.

PATRON

DR

DR

DR

DR

DR

DR

DR

DR

DR

DR

DR

DR

WASHINGTON DR

KING PALM DR

QUEEN PALM DR

COCCIS DR

SABAL DR

FOXTAIL DR

BRANEA DR

SABAL LP

DESERT PALM DR

WINDMILL PALM DR

MAJESTIC PALM DR

NOENIX PALM DR

SENEGAL PALM DR

CHISOS OAK DR

TWIN OAK DR

FRANSLD OAK DR

AREGA DR

DR

DR

DR

DR

DR

DR

DR

DR

DR

DR

DR

COLLADO DR

LADERA DR

ALTOZANO DR

DR

DR

DR

DR

DR

DR

DR

DR

DR

DR

DR

DR

DR

DR

DR

DR

DR

DR

DR

DR

DR

DR

DR

DR

DR

WASHINGTON DR

KING PALM DR

QUEEN PALM DR

COCCIS DR

SABAL DR

FOXTAIL DR

BRANEA DR

SABAL LP

DESERT PALM DR

WINDMILL PALM DR

MAJESTIC PALM DR

NOENIX PALM DR

SENEGAL PALM DR

CHISOS OAK DR

TWIN OAK DR

FRANSLD OAK DR

AREGA DR

DR

DR

DR

DR

DR

DR

DR

DR

DR

DR

DR

COLLADO DR

LADERA DR

ALTOZANO DR

DR

DR

DR

DR

DR

DR

DR

DR

DR

DR

DR

DR

DR

DR

DR

DR

DR

DR

DR

DR

DR

DR

DR

DR

DR

WASHINGTON DR

KING PALM DR

QUEEN PALM DR

COCCIS DR

SABAL DR

FOXTAIL DR

BRANEA DR

SABAL LP

DESERT PALM DR

WINDMILL PALM DR

MAJESTIC PALM DR

NOENIX PALM DR

SENEGAL PALM DR

CHISOS OAK DR

TWIN OAK DR

FRANSLD OAK DR

AREGA DR

DR

DR

DR

DR

DR

DR

DR

DR

DR

DR

DR

COLLADO DR

LADERA DR

ALTOZANO DR

DR

DR

DR

DR

DR

DR

DR

DR

DR

DR

DR

DR

DR

DR

DR

DR

DR

DR

DR

DR

DR

DR

DR

DR

DR

WASHINGTON DR

KING PALM DR

QUEEN PALM DR

COCCIS DR

SABAL DR

FOXTAIL DR

BRANEA DR

SABAL LP

DESERT PALM DR

WINDMILL PALM DR

MAJESTIC PALM DR

NOENIX PALM DR

SENEGAL PALM DR

CHISOS OAK DR

TWIN OAK DR

FRANSLD OAK DR

AREGA DR

DR

DR

DR

DR

DR

DR

DR

DR

DR

DR

DR



SITE

CITY LIMITS

CITY

U.I.S.D.
BORCHERS' ELEM. SCHOOL

U.I.S.D.
LAKOFF ELEM. SCHOOL

WATER SERVICE AGREEMENT

AGREEMENT REGARDING WATER SERVICE FOR THE PROPOSED San Isidro Northeast La Cuesta Subdivision, Phase 2

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

The Subdivider is San Isidro Northeast Ltd. who is the owner, or the authorized agent of the owner, of a tract of land in Webb County, Texas, that has been proposed to be divided into a subdivision (the Subdivision) known as San Isidro Northeast La Cuesta Subdivision, Phase 2.

TERMS: This Agreement is entered into in partial satisfaction of requirements under the Texas Water Development Board's Economically Distressed Areas Program Model Subdivision Rules. The Subdivider has prepared a plat of the Subdivision for submission to the City of Laredo for its approval. The Subdivider plans to construct for the Subdivision a drinking water distribution system to be connected to the Utility's public water system. The Utility has reviewed the plans for the Subdivision (the Plans) and has estimated the drinking water flow anticipated to be needed by the Subdivision under fully built-out conditions (the anticipated water flow) to be approximately 73,112 gallons daily.

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

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

The Subdivider has paid the Utility the sum of \$110,358.00 which sum represents the total cost of water availability, water annexation fees, and water meters.

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

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

This Agreement is effective on August 27, 2015.

The Utility

By: 

Printed Name: Riazul Mia, P.E., C.F.M.

Office or Position: Director Utilities Department

Date: 8/27/15

The Subdivider: San Isidro Northeast, Ltd.

By Its General Partner, San Isidro Management L.C.

By: 

Printed Name: Pat Murphy

Office or Position: Vice-President

Date: 8-20-15

WASTEWATER SERVICE AGREEMENT

AGREEMENT REGARDING WASTEWATER SERVICE FOR THE PROPOSED San Isidro Northeast La Cuesta Subdivision, Phase 2

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

The Subdivider is San Isidro Northeast Ltd. who is the owner, or the authorized agent of the owner, of a tract of land in Webb County, Texas, that has been proposed to be divided into a subdivision (the Subdivision) known as San Isidro Northeast La Cuesta Subdivision, Phase 2.

TERMS: This Agreement is entered into in partial satisfaction of requirements under the Texas Water Development Board's Economically Distressed Areas Program Model Subdivision Rules. The Subdivider has prepared a plat of the Subdivision for submission to the City of Laredo for its approval. The Subdivider plans to construct for the Subdivision a wastewater collection system to be connected to the Utility's wastewater collection and treatment system. Such wastewater will consist of domestic sewage, i.e., waterborne human waste and waste from domestic activities such as bathing, washing and food preparation. The Utility has reviewed the plans for the Subdivision (the Plans) and has estimated the wastewater flow projected from the Subdivision under fully built-out conditions (the projected wastewater flow) to be approximately 56,240 gallons daily.

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

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


The Subdivider has paid the utility the sum of \$53,250.00 which sum represents the total cost of tap fees and annexation fees.

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

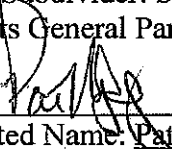
By affixing his or her signature to this Agreement, the person signing for the Utility warrants that he or she is authorized to sign this Agreement on behalf of the Utility. By affixing his or her signature to this Agreement, the person signing for the Subdivider warrants that he or she is authorized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

This Agreement is effective on August 27, 2015.

The Utility

By: 
Printed Name: Riazul Mia, P.E., C.F.M.
Office or Position: Director Utilities Department
Date: 8/27/15

The Subdivider: San Isidro Northeast, Ltd.
By Its General Partner, San Isidro Management L.C.

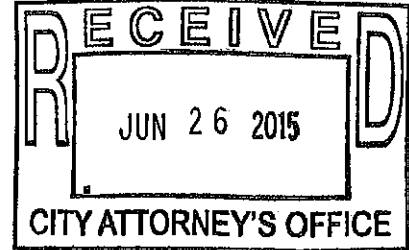
By: 
Printed Name: Pat Murphy
Office or Position: Vice-President
Date: 8-20-15



Memo

COPY

To: Raul Casso, City Attorney
From: Rogelio Rivera, P.E., City Engineer
Date: June 25, 2015
Re: San Isidro Northeast la Cuesta Subdivision, Phase 2 –
Original LC# SBP702447 (Original Amount of \$2,933,901.83)



Attached is original Letter of Credit no. SBP702447 in the amount of \$2,933,901.83 on the above subject.

We concur with the amount and therefore recommend approval.

Thank you. Should you have any questions, please call.



Letters of Credit Department
 1200 San Bernardo Ave.
 Laredo, TX 78040
 Tel: (956) 722-7611 Ext. 26442 Fax: (956) 794-8142
 Email: lcdepartment@ibc.com SWIFT: IBCLUS44
 Member International Bancshares Corporation-Member FDIC

4023
 DEPARTMENT

JUNE 23, 2015

CITY OF LAREDO
 1110 HOUSTON
 LAREDO , TX 78041

IRREVOCABLE STANDBY LETTER OF CREDIT NO. SBP702447

ISSUED IN LAREDO, TEXAS ON JUNE 23, 2015

BENEFICIARY:
 CITY OF LAREDO
 1110 HOUSTON
 LAREDO , TX 78041

APPLICANT:
 SAN ISIDRO NORTHEAST, LTD.
 9901 MCPHERSON RD.
 LAREDO, TX 78045

AMOUNT: USD 2,933,901.83
 TWO MILLION NINE HUNDRED THIRTY THREE THOUSAND NINE HUNDRED ONE AND 83/100

DATE AND PLACE OF EXPIRY:
 JUNE 23, 2016 AT OUR COUNTERS IN LAREDO TX.

CREDIT AVAILABLE WITH INTERNATIONAL BANK OF COMMERCE, LAREDO TEXAS, BY PAYMENT AGAINST PRESENTATION OF THE DOCUMENTS DETAILED HEREIN AND OF YOUR DRAFT(S) AT SIGHT DRAWN ON INTERNATIONAL BANK OF COMMERCE, LAREDO, TEXAS IRREVOCABLE STANDBY LETTER OF CREDIT NO. SBP702447

WHEN ACCOMPANIED BY THE FOLLOWING DOCUMENTS:

1. ORIGINAL OF THIS LETTER OF CREDIT AND ORIGINAL AMENDMENTS, IF ANY.
2. ORIGINAL STATEMENT SIGNED BY THE CITY ENGINEER FOR THE CITY OF LAREDO CERTIFYING THAT THE FUNDS DRAWN UNDER THIS LETTER OF CREDIT ARE NEEDED TO PAY FOR THE COMPLETION OF ALL OR ANY OF THE FOLLOWING IMPROVEMENTS:

STREET PAVING	USD	1,096,718.81
TRAFFIC CONTROL SYSTEM	USD	97,145.00
LOT SIDE GRADING	USD	578,940.75
STORM DRAINAGE SYSTEM	USD	193,227.00
STORM WATER POLLUTION PREVENTION	USD	20,350.00
SANITARY SEWER COLLECTION SYSTEM	USD	212,484.00
WATER DISTRIBUTION SYSTEM	USD	367,007.40
LANDSCAPING AND IRRIGATION	USD	11,410.34
MISC	USD	19,090.00
TOTAL CONSTRUCTION	USD	2,596,373.30
ENGINEERING FEE (10%)		259,637.33
TESTING (3%)		77,891.20
TOTAL	USD	2,933,901.83



Letters of Credit Department
1200 San Bernardo Ave.
Laredo, TX 78040
Tel: (956) 722-7611 Ext. 26442 Fax: (956) 794-8142
Email: lccdepartment@ibc.com SWIFT: IBCLUS44
Member International Bancshares Corporation-Member FDIC

JUN 23 2016
DEPARTMENT

IN CONJUNCTION WITH SAN ISIDRO NORTHEAST LA CUESTA SUBDIVISION, PHASE 2 AND FURTHER THAT SAN ISIDRO NORTHEAST, LTD. ADDRESS: 9901 MCPHERSON RD. SUITE 201, LAREDO, TEXAS ZIP CODE: 78045 TELEPHONE NUMBER: (956) 796-1101 FAX NUMBER: (956) 725-6509; ATTN: MR. PAT MURPHY, VICE PRESIDENT, HAS FAILED TO COMPLETE THE WORK STATED. SUCH DEMANDS WILL BE HONORED IF PRESENTED AT THIS OFFICE ON OR BEFORE EXPIRATION DATE OF THIS LETTER OF CREDIT, SUCH DATE BEING JUNE 23, 2016.

SPECIAL CONDITIONS:

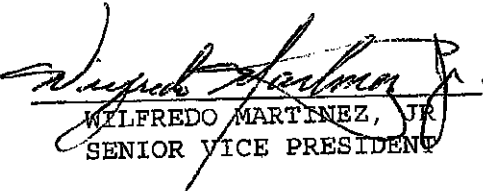
1. PARTIAL DRAWINGS ARE PERMITTED
2. ALL DOCUMENTS MUST BE SENT TO INTERNATIONAL BANK OF COMMERCE, 1200 SAN BERNARDO AVE., LAREDO, TEXAS 78040 ATTENTION LETTERS OF CREDIT DEPARTMENT IN ONE MAILING BY COURIER SERVICE.

REIMBURSEMENT INSTRUCTIONS:

PAYMENT TO BE EFFECTED PER YOUR INSTRUCTIONS AGAINST CONFORMING DOCUMENTS PRESENTED AT OUR COUNTERS.

THIS LETTER OF CREDIT REPRESENTS THE FINAL AGREEMENT BETWEEN THE PARTIES AND MAY NOT BE CONTRADICTED BY EVIDENCE OF PRIOR, CONTEMPORANEOUS, OR SUBSEQUENT ORAL AGREEMENT OF THE PARTIES. THERE ARE NO UNWRITTEN ORAL AGREEMENTS BETWEEN THE PARTIES. THIS LETTER OF CREDIT SHALL BE GOVERNED BY THE PROVISIONS OF CHAPTER 5 OF THE TEXAS BUSINESS AND COMMERCE CODE IN EFFECT, AND, TO THE EXTENT NOT INCONSISTENT THEREWITH, THE UNIFORM CUSTOMS AND PRACTICE FOR DOCUMENTARY CREDIT (2007 REVISION) INTERNATIONAL CHAMBER OF COMMERCE (PUBLICATION NO. 600). ANY DISPUTES ARISING HEREUNDER SHALL BE GOVERNED BY ARBITRATION IN ACCORDANCE WITH THE ARBITRATION TERMS SET FORTH IN THE APPLICATION AND AGREEMENT FOR STANDBY CREDIT, WHICH IS INCORPORATED HEREIN FOR ALL PURPOSES. THERE SHALL BE NO REVISIONS, MODIFICATIONS, ADDITIONS OR ALTERATIONS TO THE ORIGINAL UNDERLYING DOCUMENTS BETWEEN APPLICANT AND BENEFICIARY WHICH GIVES RISE TO THIS LETTER OF CREDIT.

WE HEREBY ENGAGE WITH YOU THAT DRAFT(S) DRAWN UNDER AND IN COMPLIANCE WITH THE TERMS OF THIS LETTER OF CREDIT WILL BE DULY HONORED IF DRAWN, AND PRESENTED FOR PAYMENT WITH ALL REQUIRED DOCUMENTS AT THIS OFFICE ON OR BEFORE THE EXPIRATION DATE OF THIS LETTER OF CREDIT. THIS LETTER OF CREDIT MUST BE SURRENDERED TO ISSUER FOR ENDORSEMENT WITH THE DRAFT WHICH EXHAUSTS IT.


WILFREDO MARTINEZ, JR.
SENIOR VICE PRESIDENT

LOT AREA TABLE		LOT AREA TABLE					
Block	Lot	Acres	SQ. FT.	Block	Lot	Acres	SQ. FT.
1	7	0.4388	6465.73	7	1	0.1560	6994.78
1	8	0.4265	6133.68	7	2	0.1543	6723.07
1	9	0.4126	6133.04	7	3	0.1511	6582.90
1	10	0.4182	6152.34	7	4	0.1498	6525.26
1	11	0.4245	6209.25	7	5	0.1523	6674.38
1	12	0.4126	6123.70	7	6	0.1521	6640.72
1	13	0.4101	6114.75	7	7	0.1481	6496.03
1	14	0.4345	6210.75	7	8	0.1462	6105.00
1	15	0.4126	6123.70	7	9	0.1462	6105.00
1	16	0.1538	6785.75	7	10	0.1462	6105.00
2	1	0.1501	6538.38	11	1	0.1462	6105.00
2	2	0.1426	6105.00	11	2	0.1462	6105.00
2	3	0.1520	6752.34	11	3	0.1462	6105.00
2	4	0.1537	6693.61	11	4	0.1462	6105.00
2	5	0.1537	6694.07	11	5	0.1462	6105.00
2	6	0.1537	6696.22	11	6	0.1462	6105.00
2	7	0.1537	6696.22	11	7	0.1462	6105.00
2	8	0.1537	6696.22	11	8	0.1462	6105.00
2	9	0.1537	6696.22	11	9	0.1462	6105.00
2	10	0.1537	6696.22	11	10	0.1462	6105.00
2	11	0.1537	6696.22	11	11	0.1462	6105.00
2	12	0.1537	6696.22	11	12	0.1462	6105.00
2	13	0.1537	6696.22	11	13	0.1462	6105.00
2	14	0.1494	6558.85	11	14	0.1462	6105.00
2	15	0.1530	6565.45	11	15	0.1462	6105.00
2	16	0.1512	6566.10	11	16	0.1462	6105.00
2	17	0.1547	6739.50	11	17	0.1462	6105.00
2	18	0.1539	7141.14	11	18	0.1462	6105.00
3	1	0.1587	8088.11	29	1	0.1462	6105.00
3	2	0.1717	7480.29	29	2	0.1462	6105.00
3	3	0.1696	6941.99	29	3	0.1462	6105.00
3	4	0.1521	6370.00	29	4	0.1462	6105.00
3	5	0.1501	6370.00	29	5	0.1462	6105.00
3	6	0.1589	6290.60	29	6	0.1462	6105.00
3	7	0.1589	6290.60	29	7	0.1462	6105.00
3	8	0.1589	6290.60	29	8	0.1462	6105.00
3	9	0.1589	6290.60	29	9	0.1462	6105.00
3	10	0.1589	6290.60	29	10	0.1462	6105.00
3	11	0.1589	6290.60	29	11	0.1462	6105.00
3	12	0.1589	6290.60	29	12	0.1462	6105.00
3	13	0.1589	6290.60	29	13	0.1462	6105.00
3	14	0.1589	6290.60	29	14	0.1462	6105.00
3	15	0.1589	6290.60	29	15	0.1462	6105.00
3	16	0.1589	6290.60	29	16	0.1462	6105.00
3	17	0.1589	6290.60	29	17	0.1462	6105.00
3	18	0.1589	6290.60	29	18	0.1462	6105.00
3	19	0.1589	6290.60	29	19	0.1462	6105.00
3	20	0.1589	6290.60	29	20	0.1462	6105.00
3	21	0.1589	6290.60	29	21	0.1462	6105.00
3	22	0.1589	6290.60	29	22	0.1462	6105.00
3	23	0.1589	6290.60	29	23	0.1462	6105.00
3	24	0.1589	6290.60	29	24	0.1462	6105.00
3	25	0.1589	6290.60	29	25	0.1462	6105.00
3	26	0.1589	6290.60	29	26	0.1462	6105.00
3	27	0.1589	6290.60	29	27	0.1462	6105.00
3	28	0.1589	6290.60	29	28	0.1462	6105.00
3	29	0.1589	6290.60	29	29	0.1462	6105.00
3	30	0.1589	6290.60	29	30	0.1462	6105.00
3	31	0.1589	6290.60	29	31	0.1462	6105.00
3	32	0.1589	6290.60	29	32	0.1462	6105.00
3	33	0.1589	6290.60	29	33	0.1462	6105.00
3	34	0.1589	6290.60	29	34	0.1462	6105.00
3	35	0.1589	6290.60	29	35	0.1462	6105.00
3	36	0.1589	6290.60	29	36	0.1462	6105.00
3	37	0.1589	6290.60	29	37	0.1462	6105.00
3	38	0.1589	6290.60	29	38	0.1462	6105.00
3	39	0.1589	6290.60	29	39	0.1462	6105.00
3	40	0.1589	6290.60	29	40	0.1462	6105.00
3	41	0.1589	6290.60	29	41	0.1462	6105.00
3	42	0.1589	6290.60	29	42	0.1462	6105.00
3	43	0.1589	6290.60	29	43	0.1462	6105.00
3	44	0.1589	6290.60	29	44	0.1462	6105.00
3	45	0.1589	6290.60	29	45	0.1462	6105.00
3	46	0.1589	6290.60	29	46	0.1462	6105.00
3	47	0.1589	6290.60	29	47	0.1462	6105.00
3	48	0.1589	6290.60	29	48	0.1462	6105.00
3	49	0.1589	6290.60	29	49	0.1462	6105.00
3	50	0.1589	6290.60	29	50	0.1462	6105.00
3	51	0.1589	6290.60	29	51	0.1462	6105.00
3	52	0.1589	6290.60	29	52	0.1462	6105.00
3	53	0.1589	6290.60	29	53	0.1462	6105.00
3	54	0.1589	6290.60	29	54	0.1462	6105.00
3	55	0.1589	6290.60	29	55	0.1462	6105.00
3	56	0.1589	6290.60	29	56	0.1462	6105.00
3	57	0.1589	6290.60	29	57	0.1462	6105.00
3	58	0.1589	6290.60	29	58	0.1462	6105.00
3	59	0.1589	6290.60	29	59	0.1462	6105.00
3	60	0.1589	6290.60	29	60	0.1462	6105.00
3	61	0.1589	6290.60	29	61	0.1462	6105.00
3	62	0.1589	6290.60	29	62	0.1462	6105.00
3	63	0.1589	6290.60	29	63	0.1462	6105.00
3	64	0.1589	6290.60	29	64	0.1462	6105.00
3	65	0.1589	6290.60	29	65	0.1462	6105.00
3	66	0.1589	6290.60	29	66	0.1462	6105.00
3	67	0.1589	6290.60	29	67	0.1462	6105.00
3	68	0.1589	6290.60	29	68	0.1462	6105.00
3	69	0.1589	6290.60	29	69	0.1462	6105.00
3	70	0.1589	6290.60	29	70	0.1462	6105.00
3	71	0.1589	6290.60	29	71	0.1462	6105.00
3	72	0.1589	6290.60	29	72	0.1462	6105.00
3	73	0.1589	6290.60	29	73	0.1462	6105.00
3	74	0.1589	6290.60	29	74	0.1462	6105.00
3	75	0.1589	6290.60	29	75	0.1462	6105.00
3	76	0.1589	6290.60	29	76	0.1462	6105.00
3	77	0.1589	6290.60	29	77	0.1462	6105.00
3	78	0.1589	6290.60	29	78	0.1462	6105.00
3	79	0.1589	6290.60	29	79	0.1462	6105.00
3	80	0.1589	6290.60	29	80	0.1462	6105.00
3	81	0.1589	6290.60	29	81	0.1462	6105.00
3	82	0.1589	6290.60	29	82	0.1462	6105.00
3	83	0.1589	6290.60	29	83	0.1462	6105.00
3	84	0.1589	6290.60	29	84	0.1462	6105.00
3	85	0.1589	6290.60	29	85	0.1462	6105.00
3	86	0.1589	6290.60	29	86	0.1462	6105.00
3	87	0.1589	6290.60	29	87	0.1462	6105.00
3	88	0.1589	6290.60	29	88	0.1462	6105.00
3	89	0.1589	6290.60	29	89	0.1462	6105.00
3	90	0.1589	6290.60	29	90	0.1462	6105.00
3	91	0.1589	6290.60	29	91	0.1462	6105.00
3	92	0.1589	6290.60	29	92	0.1462	6105.00
3	93	0.1589	6290.60	29	93	0.1462	6105.00
3	94	0.1589	6290.60	29	94	0.1462	6105.00
3	95	0.1589	6290.60	29	95	0.1462	6105.00
3	96	0.1589	6290.60	29	96	0.1462	6105.00
3	97	0.1589	6290.60	29	97	0.1462	6105.00
3	98	0.1589	6290.60	29	98	0.1462	6105.00
3	99	0.1589	6290.60	29	99	0.1462	6105.00
3	100	0.1589	6290.60	29	100	0.1462	6105.00

Curve Table					Curve Table					Line Table	
Curve #	Length	Radius	Delta	Chord Length	Curve #	Length	Radius	Delta	Chord Length	Line #	Length
C1	22.78	349.90	37.71	184.20	C1	22.78	349.90	37.71	184.20	L1	11.82
C2	22.03	329.00	36.31	177.38	C2	22.03	329.00	36.31	177.38	L2	11.82
C3	8.08	365.00	10.00	64.00	C3	8.08	365.00	10.00	64.00	L3	20.28
C4	143.12	1540.00	7.88	881.18	C4	143.12	1540.00	7.88	881.18	L4	20.28
C5	132.11	1400.00	7.88	821.18	C5	132.11	1400.00	7.88	821.18	L5	20.28
C6	119.88	1247.78	7.88	751.18	C6	119.88	1247.78	7.88	751.18	L6	20.28
C7	122.37	1160.00	7.88	761.18	C7	122.37	1160.00	7.88	761.18	L7	20.28
C8	154.78	300.00	25.58	181.18	C8	154.78	300.00	25.58	181.18	L8	20.28
C9	109.78	841.27	7.88	581.18	C9	109.78	841.27	7.88	581.18	L9	20.28
C10	107.21	1420.00	7.88	581.18	C10	107.21	1420.00	7.88	581.18	L10	20.28
C11	329.00	300.00	37.71	184.20	C11	329.00	300.00	37.71	184.20	L11	20.28
C12	329.00	300.00	37.71	184.20	C12	329.00	300.00	37.71	184.20	L12	20.28
C13	329.00	300.00	37.71	184.20	C13	329.00	300.00	37.71	184.20	L13	20.28
C14	157.43	320.00	37.71	184.20	C14	157.43	320.00	37.71	184.20	L14	20.28
C15	157.43	320.00	37.71	184.20	C15	157.43	320.00	37.71	184.20	L15	20.28
C16	157.43	320.00	37.71	184.20	C16	157.43	320.00	37.71	184.20	L16	20.28
C17	157.43	320.00	37.71	184.20	C17	157.43	320.00	37.71	184.20	L17	20.28
C18	157.43	320.00	37.71	184.20	C18	157.43	320.00	3			

Water Supply: Description, Costs, and Operability Date

San Isidro Northeast La Cuesta Subdivision, Phase 2 will be provided with potable water by the City of Laredo. The subdivider, and the City of Laredo have entered into a contract in which the City of Laredo has promised to provide sufficient water to the subdivision for at least 30 years and the City of Laredo has provided documentation to sufficiently establish the long term quality and quantity of the available water supplies to serve the full development of this subdivision. The City of Laredo has 8" diameter water lines on Altozano Dr., Ladera Dr., and Collado Dr. coming from San Isidro Northeast La Cuesta Subdivision, Phase 1. There is also an 8" water line coming into the subdivision from Crepusculo Dr. The water system for San Isidro Northeast La Cuesta Subdivision, Phase 2 consists of 8" diameter water lines that connect to these 8" water lines and a 12" water line extending through Crepusculo Dr. An 8" line runs along the ROW of Altozano Dr. This water line intersects and feeds the water lines going on the ROW of Cuesta Dr., Otero Dr., and Tees with the water line on Collado Dr. The 8" line on Ladera Dr. also connects with the water line on Cuesta Dr. and less with the 8" line on Estepa Dr. The 8" line on Collado connects the lines from Estepa Dr., Cuesta Dr., Otero Dr., and loops back to water line on Altozano Dr. From the 8" lines, forty four 3/4" diameter single service lines and fifty four 1" diameter dual service lines run to pairs of lots before splitting into two 3/4" diameter single service lines going to the meter boxes for each lot.

The 8" diameter lines, the 12" diameter line, the 3/4" diameter single service lines, the 1" dual service lines, and meter boxes have been placed under a letter of credit, at a total cost of \$367,007.40 or 2,414.52 per lot. The subdivider has in addition paid the City of Laredo the sum of \$110,358.00 which covers the cost per lot for the water availability, annexation fees, and water meters.

Sewer Facilities: Description, Costs, and Operability Date

Sewage from San Isidro Northeast La Cuesta Subdivision, Phase 2 will be disposed of through the sanitary sewer system of the City of Laredo. The subdivider, and the City of Laredo have entered into a contract in which the City of Laredo has promised to provide sufficient sewage disposal for the full development of this subdivision for at least 30 years. The sanitary sewer system for San Isidro Northeast La Cuesta Subdivision, Phase 2 consists of 8" diameter sanitary sewer lines that connect into the existing 8" sanitary sewer lines coming from Altozano Dr., Ladera Dr., and Collado Dr. from San Isidro Northeast La Cuesta Subdivision, Phase 1. There is an 8" sewer line that runs on the ROW of Altozano Dr., connecting the proposed sewer lines from Cuesta Dr., Otero Dr., and Collado Dr. The sewer line on Ladera Dr. feeds into the sewer line from Cuesta Dr. Smaller segments of sanitary sewer lines from Ladera Dr. and Collado Dr. connect to the existing sewer lines from their respective streets from La Cuesta Phase 1. From the 8" lines, thirty nine 6" diameter single service lines and fifty three 6" diameter dual service lines run to pairs of lots before splitting into two 6" diameter single service lines to provide sanitary sewer service for each lot.

The 8" diameter lines, the 6" diameter single service lines, and the 6" diameter dual service lines have been placed under a letter of credit, at a total cost of \$212,484.00 or 1,397.92 per lot. The subdivider in addition paid the City of Laredo the sum of \$53,250.00 which covers the installation costs, connection fees, and annexation fees.

CERTIFICATE OF UTILITY 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.

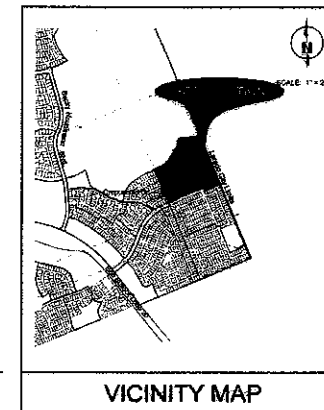
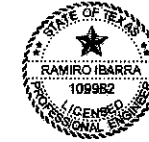
Riazulmia
RIAZULMIA, P.E. C.F.M. UTILITIES DIRECTOR
8/27/15
DATE

CERTIFICATE OF ENGINEER

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.

Ramiro Barrera
RAMIRO BARRERA, P.E. #109982
8/27/15
DATE



VICINITY MAP

San Isidro Management, Ltd.
6901 McPherson Rd, Ste 201
Laredo, Texas 78046
(956) 796-1101

C. MELANDEZ
R. BARRERA
R. BARRERA
R. SLAY

SLAY ENGINEERING
9001 AMARILLO ROAD, SUITE 104
LAREDO, TEXAS 78045
(956) 791-1100 • FAX
(956) 791-1101 • CELL

AUGUST 27, 2015

14.022

LC22-1.12 Plat.dwg

San Isidro Northeast La Cuesta Subdivision, Phase 2

0.71, 0.250 acre tract of land located out of a 27.14 acre tract of land recorded in vol. 3385, p. 170-178, W.C.D.R.

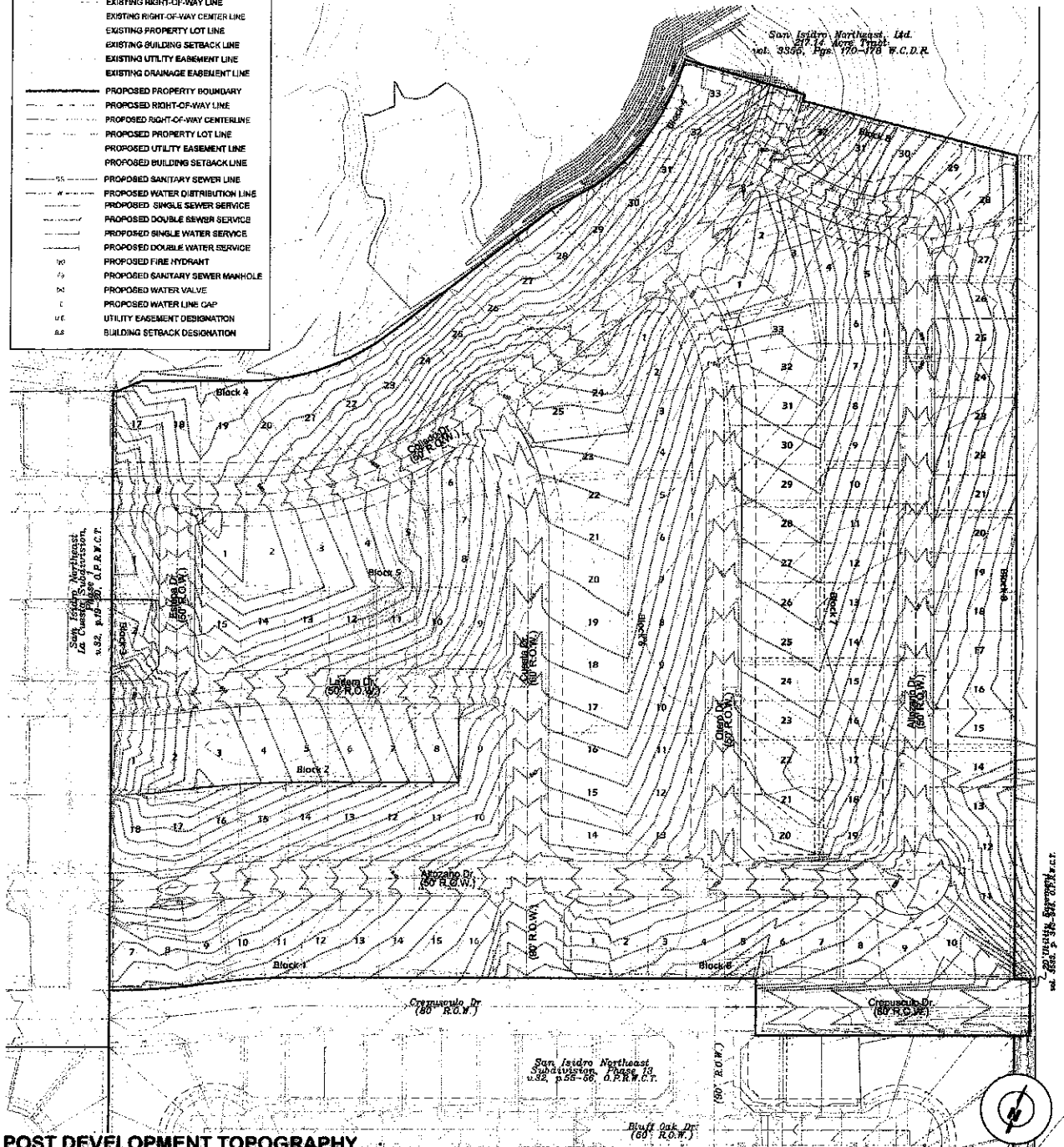
PLAT

02 - 02 1.12

The words of this drawing are filed at the office of Slay Engineering Company, Inc., 801 McPherson Avenue, Suite 104, Laredo, Texas. This document is released for the purpose of reference, coordination, and/or facility management under the authority of the named professional, registration number and date on the seal attached. CDP/1508/15.01. Slay Engineering Company, Inc. This document was prepared using computer assisted design and drafting equipment and based on magnetic media. Neither the printed document nor the magnetic media may be altered or intended for any party other than Slay Engineering Company, Inc.

LEGEND

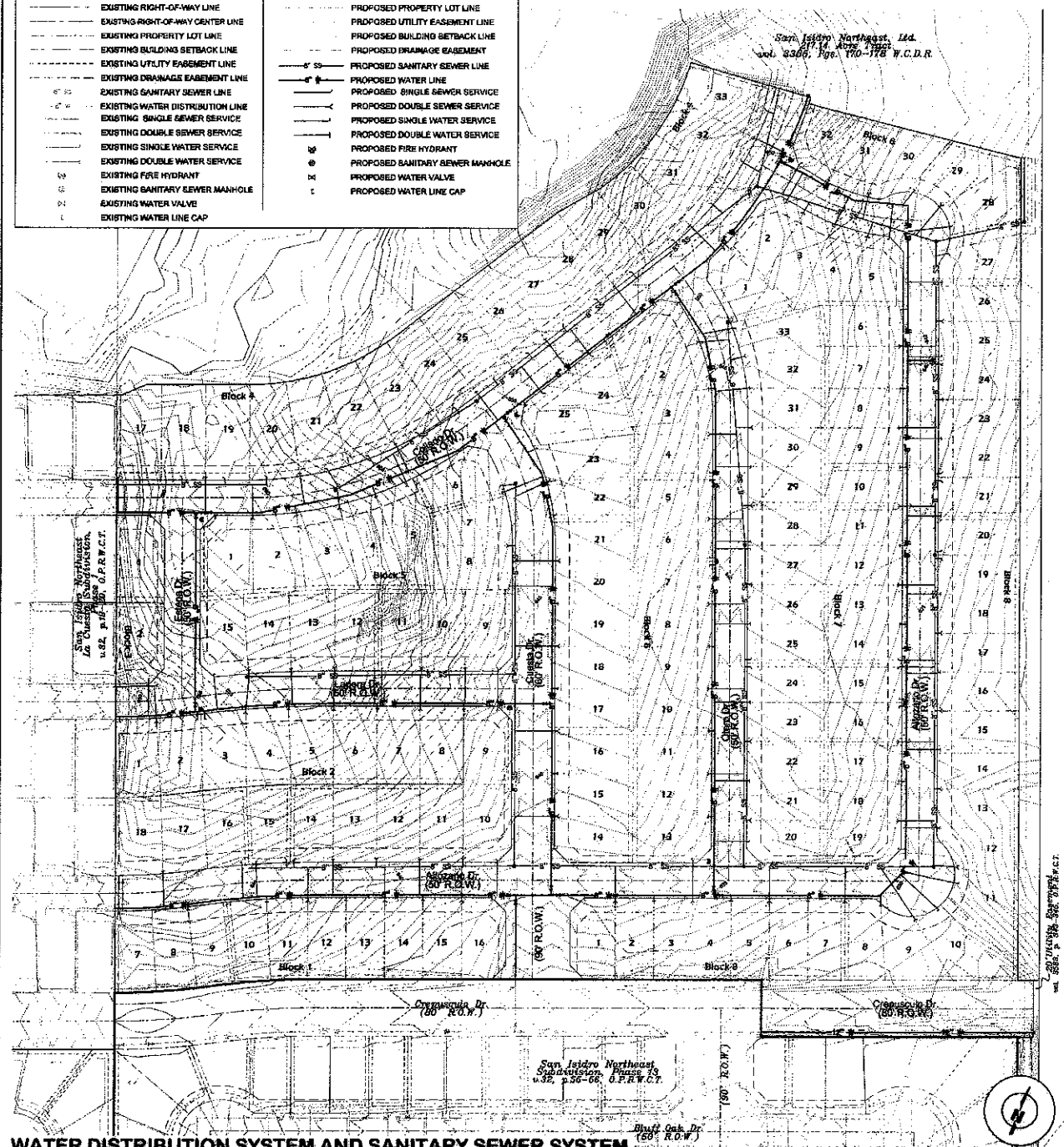
●	FOUND 1/2" IRON ROD
○	SET 1/2" IRON ROD
---	EXISTING PROPERTY BOUNDARY
---	EXISTING RIGHT-OF-WAY LINE
---	EXISTING RIGHT-OF-WAY CENTERLINE
---	EXISTING PROPERTY LOT LINE
---	EXISTING BUILDING SETBACK LINE
---	EXISTING UTILITY EASEMENT LINE
---	EXISTING DRAINAGE EASEMENT LINE
---	PROPOSED PROPERTY BOUNDARY
---	PROPOSED RIGHT-OF-WAY LINE
---	PROPOSED RIGHT-OF-WAY CENTERLINE
---	PROPOSED PROPERTY LOT LINE
---	PROPOSED UTILITY EASEMENT LINE
---	PROPOSED BUILDING SETBACK LINE
---	PROPOSED SANITARY SEWER LINE
---	PROPOSED WATER DISTRIBUTION LINE
---	PROPOSED SINGLE SEWER SERVICE
---	PROPOSED DOUBLE SEWER SERVICE
---	PROPOSED SINGLE WATER SERVICE
---	PROPOSED DOUBLE WATER SERVICE
---	PROPOSED FIRE HYDRANT
---	PROPOSED SANITARY SEWER MANHOLE
---	PROPOSED WATER VALVE
---	PROPOSED WATER LINE GAP
---	UTILITY EASEMENT DESIGNATION
---	BUILDING SETBACK DESIGNATION



POST DEVELOPMENT TOPOGRAPHY
Scale: 1" = 100'

LEGEND

●	FOUND 1/2" IRON ROD	---	PROPOSED PROPERTY BOUNDARY
○	SET 1/2" IRON ROD	---	PROPOSED RIGHT-OF-WAY LINE
---	EXISTING PROPERTY BOUNDARY	---	PROPOSED RIGHT-OF-WAY CENTERLINE
---	EXISTING RIGHT-OF-WAY LINE	---	PROPOSED PROPERTY LOT LINE
---	EXISTING RIGHT-OF-WAY CENTERLINE	---	PROPOSED UTILITY EASEMENT LINE
---	EXISTING PROPERTY LOT LINE	---	PROPOSED BUILDING SETBACK LINE
---	EXISTING BUILDING SETBACK LINE	---	PROPOSED DRAINAGE EASEMENT LINE
---	EXISTING UTILITY EASEMENT LINE	---	PROPOSED SANITARY SEWER LINE
---	EXISTING DRAINAGE EASEMENT LINE	---	PROPOSED WATER LINE
---	EXISTING SANITARY SEWER LINE	---	PROPOSED SINGLE SEWER SERVICE
---	EXISTING WATER DISTRIBUTION LINE	---	PROPOSED DOUBLE SEWER SERVICE
---	EXISTING SINGLE SEWER SERVICE	---	PROPOSED SINGLE WATER SERVICE
---	EXISTING DOUBLE SEWER SERVICE	---	PROPOSED DOUBLE WATER SERVICE
---	EXISTING SINGLE WATER SERVICE	---	PROPOSED FIRE HYDRANT
---	EXISTING DOUBLE WATER SERVICE	---	PROPOSED SANITARY SEWER MANHOLE
---	EXISTING FIRE HYDRANT	---	PROPOSED WATER VALVE
---	EXISTING SANITARY SEWER MANHOLE	---	PROPOSED WATER LINE GAP
---	EXISTING WATER VALVE	---	
---	EXISTING WATER LINE GAP	---	



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