

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, December 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 November 19, 2015.
- V. CHAIRMAN AND DIRECTORS REPORT AND COMMUNICATIONS
- VI. ELECTION OF OFFICERS
- VII. CONSIDERATION OF THE FOLLOWING PRELIMINARY PLATS AND REPLATS:
 - A. Plat of Phoenix Village Subdivision Phase V, located north of U.S. Highway 359 and west of Amanecer Road. District II- Cm. Esteban Rangel.
 - B. Replat of Lots 1 & 4, Block 2 into Lots 1A & 4A, Block 2 of Samlon Joint Ventures Subdivision Phase 2, located north of Calton Road and west of McPherson Road. District V- Cm. Roque Vela, Jr.
 - C. KGNS Plat, located north of Del Mar Boulevard and east of Springfield Avenue. District VII- Cm. George Altgelt.
- VIII. CONSIDERATION OF THE FOLLOWING FINAL PLATS AND REPLATS:
 - A. Plat of Forza Transportation, located north of F.M. 1472 and east of Pinto Valle Drive. District VII- Cm. George Altgelt.
 - B. Plat of Miralago Commercial Subdivision, located north of Hwy. 59 and east of Bob Bullock Loop. District V- CM. Roque Vela, Jr.
 - C. Plat of KAS Commercial Subdivision, located north of Riverbank Drive and west of F.M. 1472. District VII- CM. George Altgelt.

- D. Plat of Barlett Avenue Extension Project North, located east of Rocio Drive and south of Del Mar Boulevard. District V- CM. Roque Vela, Jr.
- E. Plat of Avery Retail Subdivision, located north of Mann Road and west of Springfield Avenue. District VII- CM. George Altgelt.
- F. Replat of Lot 1, Block 1 into Lots 1A & 1B, Block 1 of East Country Subdivision, Phase III, located east of Bob Bullock Loop and north of Del Mar Boulevard. District VI- CM. Charlie San Miguel.

IX. CONSIDERATION OF THE FOLLOWING FINAL PLATS AND REPLATS/ MODEL SUBDIVISION RULE COMPLIANCE:


- A. Replat of Villas San Agustin Unit 10, located south of Bob Bullock Loop and east of Riverbank Drive. District VII- CM. George Altgelt.


X. CONSIDERATION OF MODEL SUBDIVISION RULE COMPLIANCE:

- A. Plat of Las Misiones Subdivision, Unit VI, located east of the proposed Las Misiones Boulevard and south of Toribio Drive. District II- CM. Esteban Rangel.

XI. 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 MONDAY, NOVEMBER 30, 2015 BY 6:00 P.M.

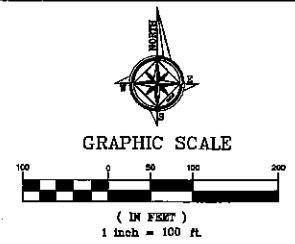
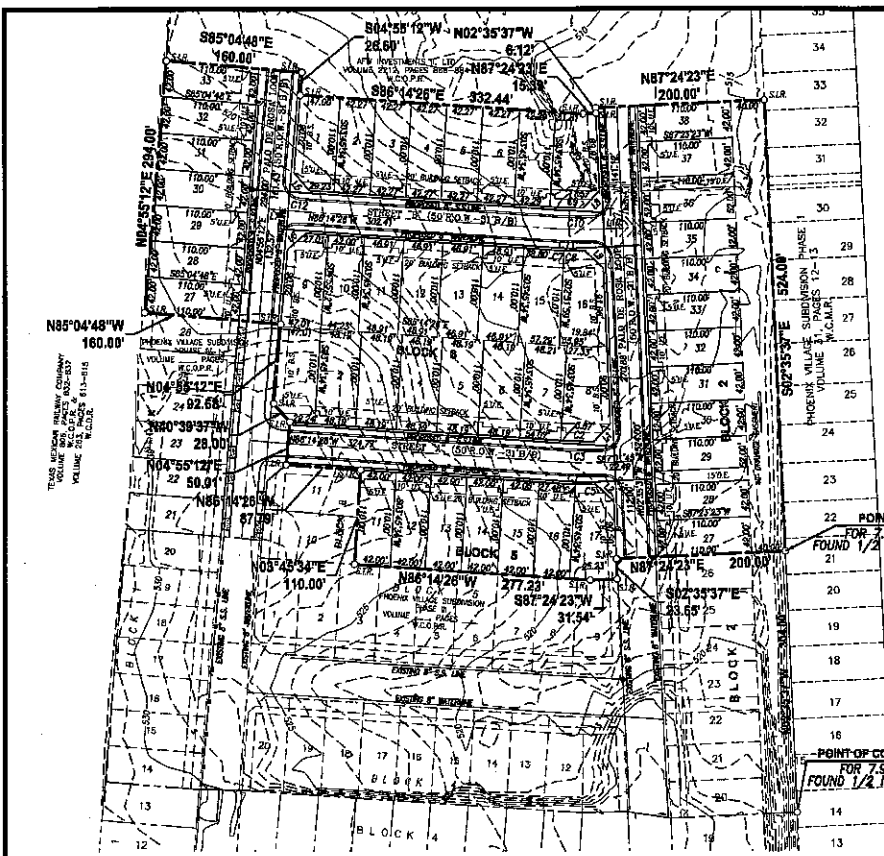
for 
Nathan R. Bratton
Director of Planning


Gustavo Guevara, Jr
City Secretary

AGENDA ITEM: VII- A	DATE: 12/03/15
APPLICANT: AFW Investments II, Ltd.	ENGINEER: Sherfey Engineering Company, LLC.
REQUEST: Preliminary consideration of the Plat of Phoenix Village Subdivision Phase V Plat. The intent is residential.	
SITE: This 7.94 acre tract is located north of U.S. Highway 359 and west of Amanecer Road. The zoning for this 50 lot development is R-1MH. This tract is located in District II-Cm. Esteban Rangel.	
PROPOSED ACTION: <u>APPROVE SUBJECT TO THE FOLLOWING COMMENTS:</u>	
<u>Preliminary:</u> <ol style="list-style-type: none"> 1. Provide the Lot Area Table on the face of the plat. 2. Verify all driveway locations to be located on the opposite side of the 5' Utility Easement. 3. Verify hydrants to be every 500 linear feet. 4. Calming devices shall be in compliance with Traffic and Fire Department. 5. Conform to Section 24-57 of the Laredo Land Development Code regarding Green Space Preservation, if applicable. 6. Revise the Planning Commission Signature Block to reflect Michael Barron as the Interim-Chair. 7. All improvements as Per Subdivision Ordinance. 	
<u>Notice to the Developer:</u> <ol style="list-style-type: none"> 1. This subdivision will require detention improvements. 2. Only the utility easements within the plat boundaries are subject to change prior to plat recordation, due to revisions by the utility companies. 	

GENERAL NOTES

- N1. Driveways and trees will be installed at the issuance of the building permits in accordance with the Laredo Land Development Code.



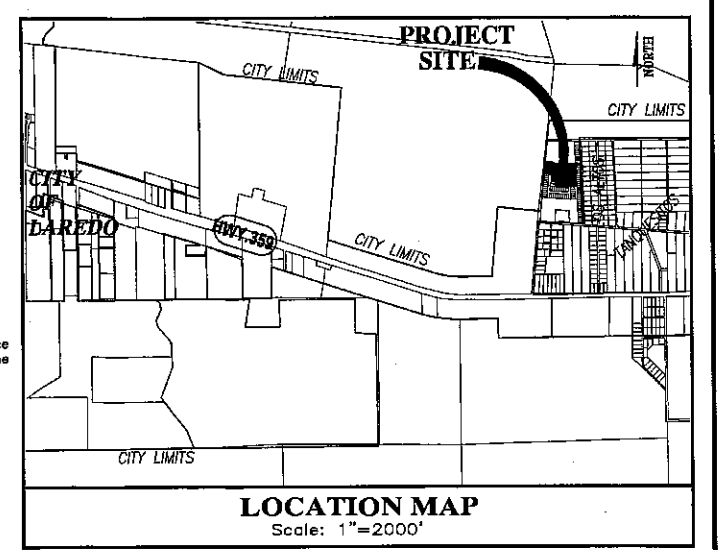
Line #	Length	Direction
L1	28.01'	S42° 57' 45" W
L2	28.53'	N47° 05' 26" W
L5	28.00'	N40° 39' 37" W
L6	28.57'	S49° 20' 23" W
L7	32.46'	N85° 04' 48" W
L8	27.84'	S43° 18' 15" W
L9	28.68'	S46° 46' 52" E
L10	20.11'	N87° 24' 23" E

Curve #	Length	Radius	Delta	Chord Direction	Chord Length
C1	38.99'	525.00	4°15'20"	S88° 22' 06" E	38.98'
C2	33.45'	475.00	4°02'05"	S88° 15' 28" E	33.44'
C3	58.73'	500.00	6°43'49"	S89° 36' 20" E	58.70'
C4	14.52'	525.00	1°35'05"	S87° 01' 58" E	14.52'
C5	24.47'	525.00	2°40'15"	S89° 09' 38" E	24.47'
C7	8.15'	588.69	0°47'37"	S88° 39' 59" E	8.15'
C8	25.17'	533.10	2°42'19"	S88° 30' 38" E	25.17'
C9	27.78'	475.00	3°21'04"	S87° 54' 58" E	27.78'
C10	55.44'	500.00	6°21'11"	S88° 25' 01" E	55.41'
C11	33.33'	525.00	3°38'13"	S88° 03' 32" E	33.32'
C12	5.06'	250.00	1°09'38"	S85° 39' 37" E	5.06'

- LEGEND:**
- S.I.R. = SET 1/2" IRON ROD
 - F.I.R. = FOUND 1/2" IRON ROD
 - MON. = FOUND CONCRETE MONUMENT
 - B.S. = BUILDING SETBACK
 - U.E. = UTILITY EASEMENT
 - D.E. = DRAINAGE EASEMENT
 - W.C.M.R. = WEBB COUNTY MAP RECORDS
 - W.C.O.P.R. = WEBB COUNTY OFFICIAL PUBLIC RECORDS

GENERAL NOTES

N1. Driveways and trees will be installed at the issuance of the building permits in accordance with the Laredo Land Development Code.



LOCATION MAP
Scale: 1"=2000'

METES AND BOUND DESCRIPTION
7.94 ACRE TRACT

A tract of land containing 7.94 acres of land, more or less, situated in Porcion 32, Abstract 296, Antonio Trevino, original grantee, same being out of a tract of land as conveyed to AFW Investments II, Ltd. as recorded in Volume 2212, Pages 868-884, Webb County Official Public Records and being more particularly described by metes and bounds as follows:

COMMENCING at a found 1/2 inch rod, at the northeast corner of Lot 19, Block 2, Phoenix Village Subdivision Phase II as recorded in Volume 32, Pages 23-24, Webb County Map Records;

THENCE, N 02°35'37" W, along the common property line of Phoenix Village Subdivision Phase I as recorded in Volume 31, Pages 12-13, Webb County Map Records a distance of 304.00 feet to a set 1/2 inch iron rod, the POINT OF BEGINNING and southeast corner of the herein described tract;

THENCE, N 87°24'23" E, leaving said common property line a distance of 200.00 feet to a set 1/2 inch iron rod, an interior corner of the herein described tract;

THENCE, S 02°35'37" E, a distance of 23.65 feet to a set 1/2 inch iron rod, an exterior corner of the herein described tract;

THENCE, S 87°24'23" W, a distance of 31.54 feet to a set 1/2 inch iron rod, a deflection right;

THENCE, N 85°14'28" W, a distance of 277.23 feet to a set 1/2 inch iron rod, southwest corner of the herein described tract;

THENCE, N 03°45'34" E, a distance of 110.00 feet to a set 1/2 inch iron rod, an interior corner of the herein described tract;

THENCE, N 88°14'26" W, a distance of 87.79 feet to a set 1/2 inch iron rod, a deflection right;

THENCE, N 04°55'12" E, a distance of 50.01 feet to a set 1/2 inch iron rod, a deflection left;

THENCE, N 40°39'37" W, a distance of 28.00 feet to a set 1/2 inch iron rod, a deflection right;

THENCE, N 04°55'12" E, a distance of 92.88 feet to a set 1/2 inch iron rod, an interior corner of the herein described tract;

THENCE, N 85°04'48" W, a distance of 160.00 feet to a set 1/2 inch iron rod, an exterior corner of the herein described tract;

THENCE, N 04°55'12" E, along the common property line with the Texas Mexican Railway Company Tract as recorded in Volume 806, Pages 832-837, Webb County Dead Records a distance 284.00 feet to a set 1/2 inch iron rod, the northwest corner of the herein described tract;

THENCE, S 85°04'48" E, leaving said common property a distance of 160.00 feet to a set 1/2 inch iron rod, an exterior corner of the herein described tract;

THENCE, S 04°55'12" W, a distance of 26.80 feet to a set 1/2 inch iron rod, an interior corner of the herein described tract;

THENCE, S 88°14'26" E, a distance of 332.44 feet to a set 1/2 inch iron rod, a deflection left;

THENCE, N 87°24'23" E, a distance of 15.39 feet to a set 1/2 inch iron rod, an interior corner of the herein described tract;

THENCE, N 02°35'37" W, a distance of 6.12 feet to a set 1/2 inch iron rod, an exterior corner of the herein described tract;

THENCE, N 87°24'23" E, a distance of 200.00 feet to a set 1/2 inch iron rod, the northeast corner of the herein described tract;

THENCE, S 02°35'37" E, along the common property line of said Phoenix Village Subdivision Phase II a distance of 524.00 feet to return to and close at the POINT OF BEGINNING, containing 7.94 acres of land.

PLANNING COMMISSION APPROVAL

This Plat of PHOENIX VILLAGE SUBDIVISION PHASE V, 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 _____ 2016.

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 ___ of _____ 2016. 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 _____, 2016.

Deputy _____ County Clerk - WEBB COUNTY, TEXAS

STATE OF TEXAS
COUNTY OF WEBB

I, _____, Clerk of the County Court in and for Webb County, do hereby certify that the foregoing instrument dated the ___ day of _____, 2016, with it's certificate of authentication was filed for record in my office on the ___ day of _____, 2016, at ___ o'clock ___ in Volume ___ Page ___ of the Map Records of said County.

Deputy _____ COUNTY CLERK
WEBB COUNTY, TEXAS _____ 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.

PRELIMINARY NOT FOR RECORDATION
JoEmma P. Sherfey, 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.

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

PLAT APPROVAL - CITY ENGINEER

STATE OF TEXAS
COUNTY OF WEBB

I have reviewed this Plat identified as: PHOENIX VILLAGE SUBDIVISION PHASE V prepared by JoEmma P. Sherfey, P.E. No. 68028, and dated the ___ 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 _____ DATE _____

CERTIFICATE OF OWNER

STATE OF TEXAS
COUNTY OF WEBB

I, _____ as _____ of _____ the Owner of the land shown on this Plat, and designated herein as: PHOENIX VILLAGE SUBDIVISION PHASE V, 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 _____, 2016.

NOTARY PUBLIC _____ DATE _____

LIEN HOLDER'S CERTIFICATE

This subdivision map is hereby approved and adopted by the undersigned Lien Holder this ___ day of _____, 2016.

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

Signature of Bank Office _____ 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 _____, 2016.

NOTARY PUBLIC _____ DATE _____

DATE: 11/18/2015
REV: 0
SCALE: 1" = 100'
PROJECT: 8225



SHERFEY ENGINEERING COMPANY, L.L.C.
TEXAS FIRM No. F-3132

104 Del Court
Suite 400
Laredo, Texas 78041
(956) 791-3511

A TRACT OF LAND CONTAINING 7.94 ACRES OF LAND, MORE OR LESS, SITUATED IN PORCION 32, ABSTRACT 296, ANTONIO TREVINO, ORIGINAL GRANTEE, SAME BEING OUT OF A TRACT OF LAND AS CONVEYED TO AFW INVESTMENTS II, LTD. AS RECORDED IN VOLUME 2212, PAGES 868-884, WEBB COUNTY OFFICIAL PUBLIC RECORDS.

PRELIMINARY PLAT
PHOENIX VILLAGE SUBDIVISION
PHASE V

AGENDA ITEM: VII- B	DATE: 12/03/15
APPLICANT: Samlon Joint Venture, LLC.	ENGINEER: Howland Engineering & Surveying Co.
REQUEST: Preliminary consideration of the Replat of Lots 1 & 4, Block 2 into Lots 1A & 4A, Block 2 of Samlon Joint Ventures Subdivision Phase 2. The intent is commercial.	
SITE: This 6.10 acre tract is located north of Calton Road and west of McPherson Road. The zoning for this 2 lot development is B-4. This tract is located in District V- Cm. Roque Vela, Jr.	
PROPOSED ACTION: <u>APPROVE SUBJECT TO THE FOLLOWING COMMENTS:</u>	
<u>Preliminary:</u> <ol style="list-style-type: none"> 1. Show all required easement information. 2. Verify access roads to have a minimum 20' clearance. 3. Conform to all detention requirements to meet current drainage standards. 4. Provide access easement information of Lot 4A from the rear to the public R.O.W. 5. Revise the Planning Commission Signature Block to reflect Michael Barron as the Interim-Chair. 6. 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. 	



N O R T H

E HILLSIDE RD

TOWN LAKE DR

SITE

WEPHERSON RD

E CALTON RD

SAGEBRUSH CIR

PONDEROSA DR

WALNUT CIR

REDWOOD CIR

PALOMA CT

SANLON DR

SANLON CT

PATIO CT

WESTGATE CIR

CHAPARRAL ST

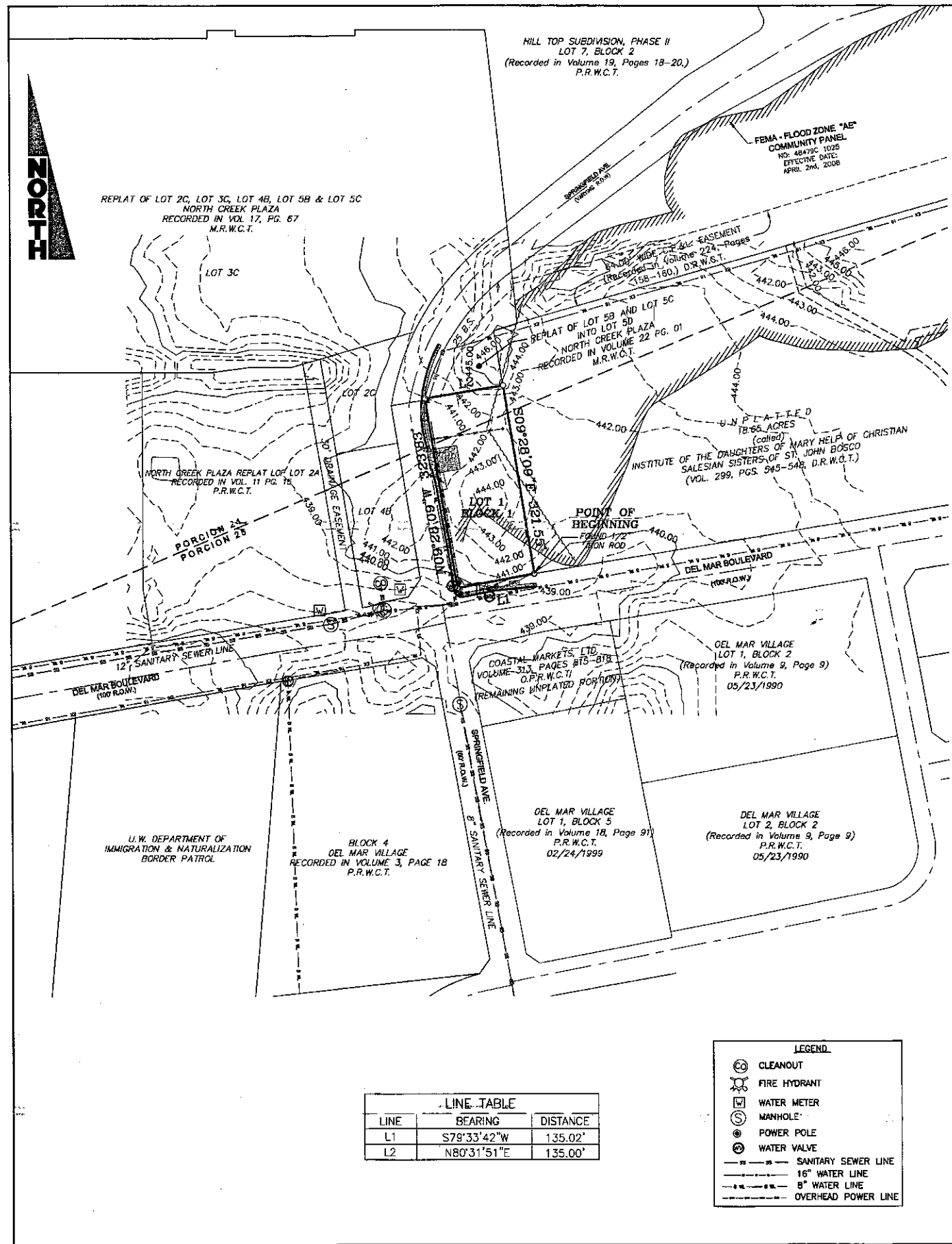
PLAT NOTES:

1. The purpose of this replat is to expand Lot 1 & 4, Block 2, into Lots 1A & 4A, Block 2.
2. This replat does not attempt to alter, amend or remove any covenant or restrictions. No portion of the preceding plat was limited by deed restriction to residential use for not more than two (2) residential units per lot.
3. Sidewalks, Driveways and Trees will be installed at the time of issuance of building permits in accordance with the Laredo Land Development Code.

AGENDA ITEM: VII- C	DATE: 12/03/15
APPLICANT: Yellowstone Holdings, LLC.	ENGINEER: Howland Engineering & Surveying Co.
REQUEST: Preliminary Consideration of KGNS Plat. The intent is commercial.	
SITE: This 1.0 acre tract is located north of Del Mar Boulevard and east of Springfield Avenue. The zoning for this 1 lot development is R-1. This tract is located in District VII- Cm. George Altgelt.	
PROPOSED ACTION: <u>APPROVE SUBJECT TO THE FOLLOWING COMMENTS:</u>	
<u>Preliminary:</u>	
<ol style="list-style-type: none"> 1. Show all required easement information. 2. Provide a 25' corner clip on the North West Corner of the intersection of Springfield Avenue and Del Mar Boulevard and comply with R.O.W dedication. 3. Conform to all detention requirements to meet current drainage standards. 4. Revise the Planning Commission Signature Block to reflect Michael Barron as the Interim-Chair. 5. 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. 	

NOTES:

- 1.) SET IRON RODS SHOWN HEREON ARE CAPPED WITH YELLOW PLASTIC SURVEY CAPS MARKED "HOWLAND SURVEYING".
- 2.) DRIVEWAYS, SIDEWALKS AND TREES WILL BE INSTALLED AT THE TIME OF ISSUANCE OF BUILDING PERMITS IN ACCORDANCE WITH THE LAREDO LAND DEVELOPMENT CODE.
- 3.) ALL CURB CUTS SHALL COMPLY WITH THE TRANSPORTATION ELEMENT OF THE CITY OF LAREDO COMPREHENSIVE PLAN.



LINE	BEARING	DISTANCE
L1	S79°33'42"W	135.02'
L2	N80°31'51"E	135.00'

LEGEND	
	CLEANOUT
	FIRE HYDRANT
	WATER METER
	MANHOLE
	POWER POLE
	WATER VALVE
	SANITARY SEWER LINE
	16" WATER LINE
	8" WATER LINE
	OVERHEAD POWER LINE

LEGAL DESCRIPTION
1.0 ACRE TRACT OF LAND

A Tract of Land containing 1.0 Acres (43,563 SF), more or less, situated in Porcion 24, Toribio Rodriguez original grantee, Abstract 265, Porcion 25, Juan F. Garcia original grantee, Abstract 50, in the City of Laredo, Webb County, Texas, known as Tract I as per deed recorded in Volume 3526 Pages 213-217 of the Official Public Records of Webb County, Texas. This 1.0 acre tract of land being more particularly described by metes and bounds as follows, to-wit:

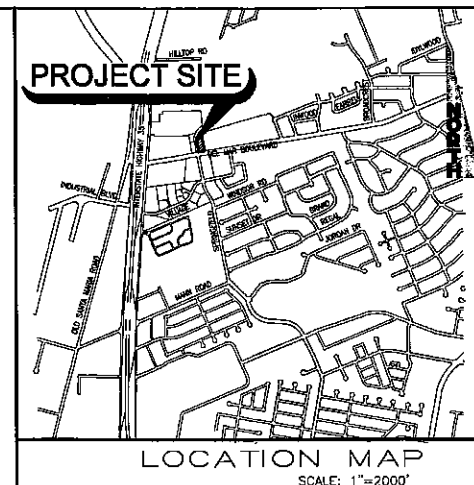
BEGINNING at a found 1/2" iron rod being on the north right of way of Del Mar Boulevard, also being the southeast corner of this 1.0 acre tract;

THENCE, S 79°33'42" W, along the north right of way of Del Mar Boulevard a distance of 135.02 FEET to a set 1/2" iron rod for the southwest corner hereof;

THENCE, N 09°28'09" W, along the east right of way of Springfield Avenue a distance of 323.83 FEET to a set 1/2" iron rod for the northwest corner hereof;

THENCE, N 80°31'51" E, along along the south boundary of Replat of Lot 50 of North Creek Plaza as recorded in Volume 22 Page 01, Map Records of Webb County, Texas, a distance of 135.00 FEET to a set 1/2" iron rod, being the northeast corner hereof;

THENCE, S 09°28'09" E, a distance of 321.55 FEET to a set 1/2" iron rod for the POINT OF BEGINNING and containing 1.0 acre tract of land, more or less.



NOTES:

- 1.) SET IRON RODS SHOWN HEREON ARE CAPPED WITH YELLOW PLASTIC SURVEY CAPS MARKED "HOWLAND SURVEYING".
- 2.) DRIVEWAYS, SIDEWALKS AND TREES WILL BE INSTALLED AT THE TIME OF ISSUANCE OF BUILDING PERMITS IN ACCORDANCE WITH THE LAREDO LAND DEVELOPMENT CODE.
- 3.) ALL CURB CUTS SHALL COMPLY WITH THE TRANSPORTATION ELEMENT OF THE CITY OF LAREDO COMPREHENSIVE PLAN.

CERTIFICATE OF OWNER

STATE OF TEXAS:
COUNTY OF WEBB:

I, _____, AS OWNER OF "YELLOWSTONE HOLDINGS LLC, THE LAND AS SHOWN ON THIS PLAT, AND DESIGNATED HEREIN AS KGNS PLAT, IN THE CITY OF LAREDO, COUNTY OF WEBB, TEXAS, AND WHOSE NAME IS SUBSCRIBED HERETO, HERBY DEDICATE TO THE USE OF THE PUBLIC FOREVER ALL STREETS, DRAINS, EASEMENTS AND PUBLIC PLACES THEREON SHOWN FOR THE PURPOSE AND CONSIDERATION THEREIN EXPRESSED.

DATE _____

STATE OF TEXAS:
COUNTY OF WEBB:

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

NOTARY PUBLIC IN AND FOR THE WEBB COUNTY, TEXAS

MY COMMISSION EXPIRES: _____

LIEN HOLDER CERTIFICATE

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

BY: _____ AS AN ACT AND DEED OF _____

FINANCIAL INSTITUTION _____ 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 FORGOING INSTRUMENT AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATION THEREIN STATED. GIVEN MY HAND AND SEAL OF OFFICE THIS _____ DAY OF _____, 2015.

NOTARY PUBLIC IN AND FOR THE WEBB COUNTY, TEXAS

MY COMMISSION EXPIRES: _____

CERTIFICATE OF ENGINEER

STATE OF TEXAS:
COUNTY OF WEBB:

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

RICARDO M. VILLARREAL No. 101308 DATE _____

CERTIFICATE OF SURVEYOR

STATE OF TEXAS:
COUNTY OF WEBB:

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

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



PLAT-APPROVAL CITY ENGINEER

I HAVE REVIEWED THIS PLAT AND ACCOMPANYING CONSTRUCTION DRAWINGS IDENTIFIED AS KGNS PLAT CITY OF LAREDO, TEXAS, PREPARED BY RICARDO M. VILLARREAL, REGISTERED PROFESSIONAL ENGINEER, No. 101308 DATED THE _____ DAY OF _____, 2015, AND HAVE FOUND THEM IN COMPLIANCE WITH THE SUBMISSION ORDINANCE OF THE CITY OF LAREDO, TEXAS.

ROGELIO RIVERA, P.E. DATE _____
CITY ENGINEER

PLANNING COMMISSION APPROVAL

THIS PLAT OF KGNS PLAT CITY OF LAREDO, TEXAS HAS BEEN SUBMITTED TO AND CONSIDERED BY THE PLANNING COMMISSION OF THE CITY OF LAREDO, TEXAS, AND IS HEREBY APPROVED BY SUCH COMMISSION ON THE _____ DAY OF _____, 2015.

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, THE MINUTES OF SAID MEETING REFLECT SUCH APPROVAL.

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

STATE OF TEXAS:
COUNTY OF WEBB:

I, MARGIE R. IBARRA, CLERK OF THE COUNTY COURT IN AND FOR THE WEBB COUNTY, DO HEREBY CERTIFY THAT THE FORGOING INSTRUMENT DATED THE _____ DAY OF _____, 2015, WITH ITS CERTIFICATE OF AUTHENTICATION WAS FILED FOR RECORD IN MY OFFICE ON THE _____ DAY OF _____, 2015, AT _____ O'CLOCK _____ M. IN VOLUME _____ PAGE(S) _____ OF THE MAP RECORDS OF SAID COUNTY.

DEPUTY _____ COUNTY CLERK _____ DATE _____
WEBB COUNTY, TEXAS

HOWLAND SURVEYING AND ENGINEERING CO.
ENGINEERING AND SURVEYING CO.
TYPE Film Registration No. F-4087 JTBPLS Film Registration No. 100404-00
7015 N. Bartlett Avenue, P.O. Box 451128 (78245) Laredo, TX. 78041
P. 958.722.4411 F. 958.722.5414
www.howlandcompanies.com

OWNER:
YELLOWSTONE HOLDINGS LLC
ALBANY, GA 31702
P.O. BOX. 1867

OWNER:
SAN ISIDRO SOUTHWEST, LTD.
MADRID, TEXAS, SUITE 201
LAREDO, TEXAS 78040
(958) 796-1101

ENGINEER / SURVEYOR:
HOWLAND ENGINEERING & SURVEYING CO.
7015 N. BARTLETT AVENUE
LAREDO, TEXAS 78041
(958) 722-4411

KGNS PLAT

A Tract of Land containing 1.0 Acres (43,563 SF), more or less, situated in Leonarcia Garcia, Original Grantee, Porcion 24 & 25, City of Laredo, Webb County, Texas, known as Tract II as per deed recorded in Volume 3526 Pages 213-217 of the Official Public Records of Webb County, Texas.

DRAWN BY:	J.C.R.
CHECKED BY:	R.M.V.
DRAWN DATE:	11/17/2015
PLOTTED DATE:	
JOB No.	24094-15
FILE NAME:	
STATUS:	
AS-BUILT:	
REVISED DATE:	
SCALE: (24"x36") SHEET	
HOR: 1"=100' VER: N/A	
SCALE: (11"x17") SHEET	
HOR: 1"=200' VER: N/A	
SHEET TOTAL:	1 OF 1

AGENDA ITEM: VIII- A	DATE: 12/03/15
APPLICANT: Forza Transportation Services, Inc.	ENGINEER: SECA Engineering, LLC.
REQUEST: Final reconsideration of the Plat of Forza Transportation. The intent is commercial.	
SITE: This 18.56 acre tract is located north of F.M. 1472 and east of Pinto Valle Drive. The zoning for this 1 lot development is AG. This tract is located in District VII- Cm. George Altgelt.	
PREVIOUS COMMISSION ACTION: This item was previously granted preliminary approval by the Planning & Zoning Commission on 06/04/2015.	
PROPOSED ACTION: <u>APPROVAL</u>	

RESTRICTIONS, CONDITIONS AND NOTES:

- 1.- FORZA TRANSPORTATION, UNIT 1 PLAT IS BEING PLATTED AS NON-RESIDENTIAL PROPERTY, THEREFORE THIS TRACT IS PROHIBITED AGAINST ANY RESIDENTIAL USE UNTIL SUCH TIME AS IT IS REPLATTED IN ACCORDANCE WITH THE PROVISIONS OF CHAPTER 232, SUBCHAPTER B, TEXAS LOCAL GOVERNMENT CODE, THE MODEL RULES ADOPTED UNDER SECTION 16.343 OF THE TEXAS CODE, THE MODEL RULES ADOPTED UNDER SECTION 16.343 OF THE TEXAS WATER CODE, AND AMENDED THERETO. NO RESIDENTIAL STRUSTURE MAY BE PLACED OR ERECTED ON THIS TRACT UNLESS REPLATTED AS REQUIRED BY THIS RESTRICTION / LIMITATION AND APPROVED BY THE GOVERNING BODY OR BODIES HAVING JURISDICTION OVER THE TRACT.**
- 2.- SIDEWALKS, DRIVEWAYS AND TREES WILL BE INSTALLED AT THE ISSUANCE OF THE BUILDING PERMIT IN ACCRDANCE WITH THE LAREDO LAND DEVELOPMENT CODE.**
- 3.- ACCESS TO MINES ROAD (F.M. HIGHWAY 1472) IS SUBJECT TO REVIEW AND APPROVAL BY THE TEXAS DEPARTMENT OF TRANSPORTATION.**
- 4.- THE SETBACK LINES INDICATED ON THE PLAT SHALL BE FOR REFERENCED 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.**
- 5.- BY GRAPHICALLY PLOTTING, THIS PARCEL WAS DETERMINED TO BE PARTIALLY WITHIN A 100 YEAR FREQUENCY FLOOD ZONE AS PER FLOOD INSURANCE RATE MAPS FOR WEBB COUNTY, TEXAS COMMUNITY PANEL NO. 48479C1000C WITH AN EFFECTIVE DATE OF APRIL 02,2008.**

AGENDA ITEM: VIII- B	DATE: 12/03/15
APPLICANT: Yu-Hsien Huang Del Rio	ENGINEER: PEUA Engineering Co.
REQUEST: Final consideration of the Plat 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, Jr.	
PREVIOUS COMMISSION ACTION: This item was previously granted final approval by the Planning & Zoning Commission on 09/03/2015	
PROPOSED ACTION: <u>APPROVAL</u>	



NOTES:

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

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

3. 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.

7. THIS PLAT SHALL COMPLY WITH SECTION 24-57.8.D.

8. LOT 2 BLOCK 1 SHALL ACCEPT RUNOFF FROM LOT 1 BLOCK 1.

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 name is subscribed herein, hereby dedicate the use to the public forever all streets, drains, easements, and public places thereon shown, for the purpose and consideration therein expressed.

DATE
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)

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 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 stormwater and drainage layout, and to the best of my knowledge this plat conforms to all requirements of this subdivision ordinance, except for those variations that may have been granted by the Planning Commission of the City.

OSCAR CASTILLO, P.E. #99620

DATE

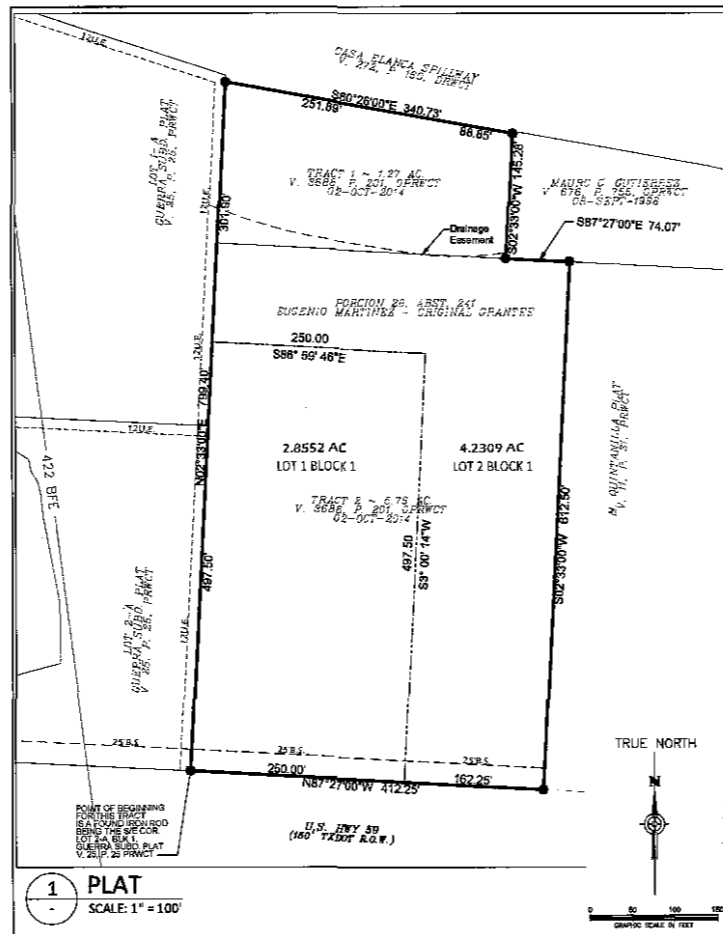
CERTIFICATE OF SURVEYOR

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



1 PLAT
SCALE: 1" = 100'

PLAT APPROVAL-CITY ENGINEER

I have reviewed this plat and accompanying construction drawings identified as Miralago Commercial Subdivision, prepared by PEJ/A Consulting L.L.C., Oscar Castillo, Registered Professional Engineer No. 99520, 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.

ROSELJO 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

MICHAEL BARRON-INTERIM CHAIRMAN

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 Yunus Lay, et al., on 02-Oct-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 a found iron rod being the southeast corner of a 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 north line hereof, same being the south line of the Casa Blanca Spillway (Chacon Creek), to a point, for the northerly northeast corner;

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. 676, p. 755, Official Public Records of Webb County, Tx., to a set "A" 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 northeast corner hereof;

THENCE, N 02°33'00" E, a distance of 612.50 feet, along the east line hereof, same being the west line of a M. Quintanilla Plat, v. 11, p. 31, P.R.W.C.T., for the southeast 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 (157' TxDOT R.O.W.), to the POINT OF BEGINNING of this 7.0861 acre tract of land, more or less.

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

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

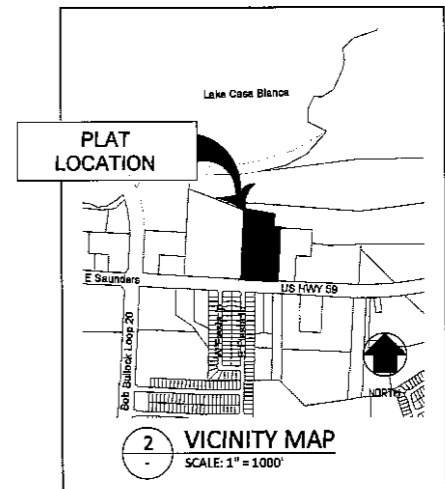
CERTIFICATE OF COUNTY CLERK

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 a.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



- NOTES:
1. SIDEWALKS, DRIVEWAYS AND TREES WILL BE INSTALLED AT THE TIME OF ISSUANCE OF BUILDING PERMITS IN ACCORDANCE WITH THE LAREDO LAND DEVELOPMENT CODE.
2. ALL CURB CUTS SHALL COMPLY WITH THE TRANSPORTATION ELEMENT OF THE CITY OF LAREDO COMPREHENSIVE PLAN
3. 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.
7. THIS PLAT SHALL COMPLY WITH SECTION 24-57.8.D.
8. LOT 2 BLOCK 1 SHALL ACCEPT RUNOFF FROM LOT 1 BLOCK 1.

LEGEND table with symbols for 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, EXISTING PROPERTY BOUNDARY, PROPOSED PROPERTY LOT LINE, PROPOSED UTILITY EASEMENT LINE, PROPOSED BUILDING SETBACK LINE, U.E., B.S., BFE.

Yu-Hsien Huang
P.O. Box 452368
Laredo, Texas 78045

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

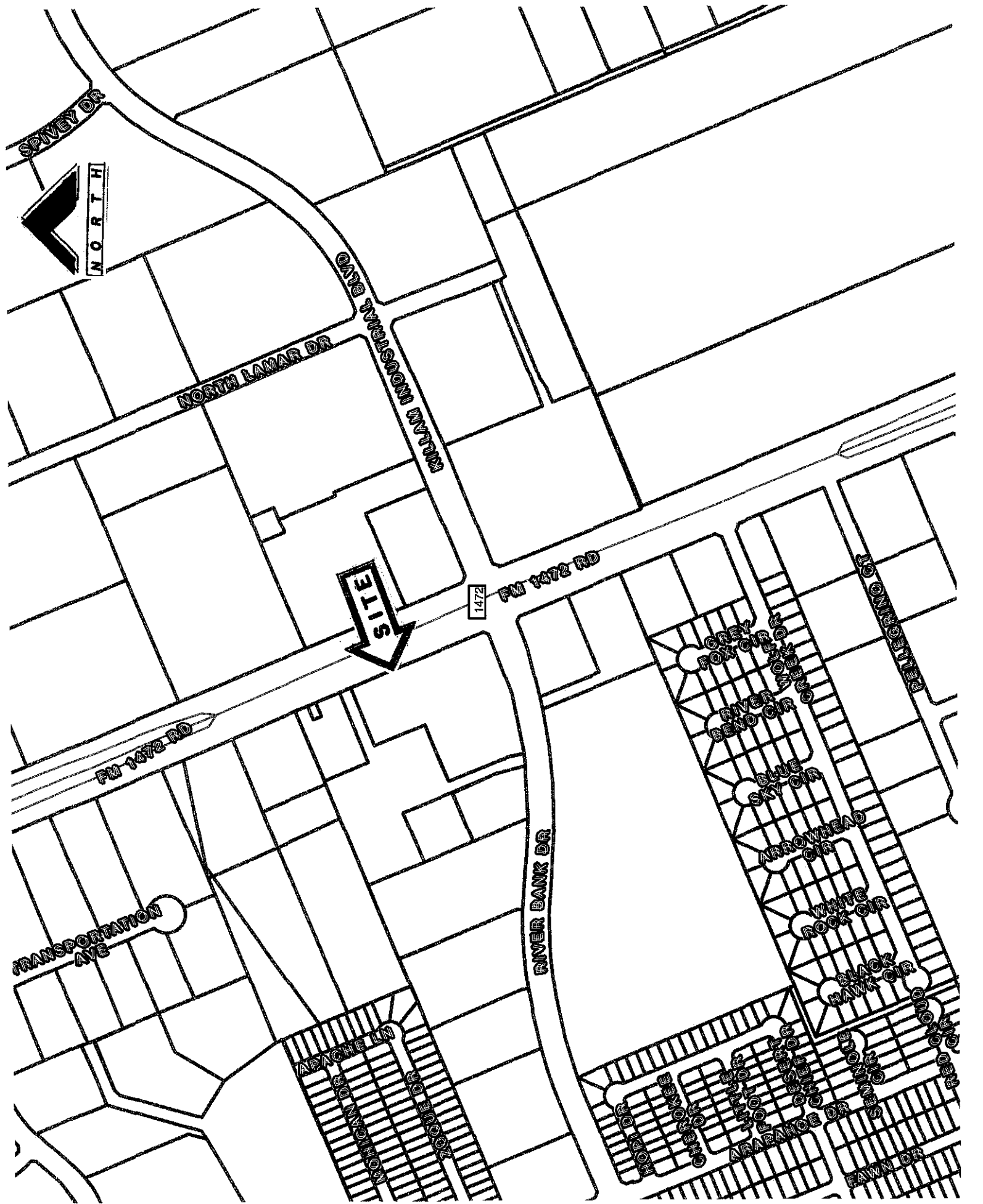
ISSUED TO: table with columns for DATE, DESCRIPTION, and #.

peud consulting llc logo and contact information: 600 San Bernardo, Suite 902, Laredo, Texas 78040, (956) 433-2205 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 YUNUS LAY, ET AL., ON 02-OCT-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.

Plat

1.10 SHEET NO. 1 OF 1



SPIVEY DR



NORTH

NORTH LAMAR DR

GATE TWILISON WYTHIN



SITE

1472

FM 1472 RD

FM 1472 RD

TRANSPORTATION AVE

RIVER BANK DR

LONGBETTER

FOREY FOX CIR

RIVER WALK DR

BEND CIR

BLUE SKY CIR

ARROWHEAD CIR

WHITE ROCK CIR

BLACK HAWK CIR

APACHE LN

GREENWOOD

MODOR

WILSON

WILSON

WILSON

WILSON

WILSON

WILSON

WILSON

WILSON

WILSON

WILSON

FAWN DR

NOTES:

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

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

3. THE POND OF THIS PLAT IS SUBJECT TO A MAINTENANCE AND MONITORING AGREEMENT DATED _____ BETWEEN THE CITY OF LAREDO AND KAS VENTURES. SAID AGREEMENT AS RECORDED IN VOLUME _____ PAGES _____. OFFICIAL PUBLIC RECORDS OF WEBB COUNTY TEXAS.

CERTIFICATE OF OWNER

STATE OF TEXAS
COUNTY OF WEBB

I, _____, the undersigned owner of the land shown on this plat, designated herein as _____ in the City of Laredo, County of Webb, Texas, 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.

DATE _____

STATE OF TEXAS
COUNTY OF WEBB

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

WITNESS MY HAND AND SEAL THIS _____ DAY 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 individual and of _____

STATE OF TEXAS
COUNTY OF WEBB

Before me, the undersigned authority personally appeared _____

(NAME)

(TITLE)

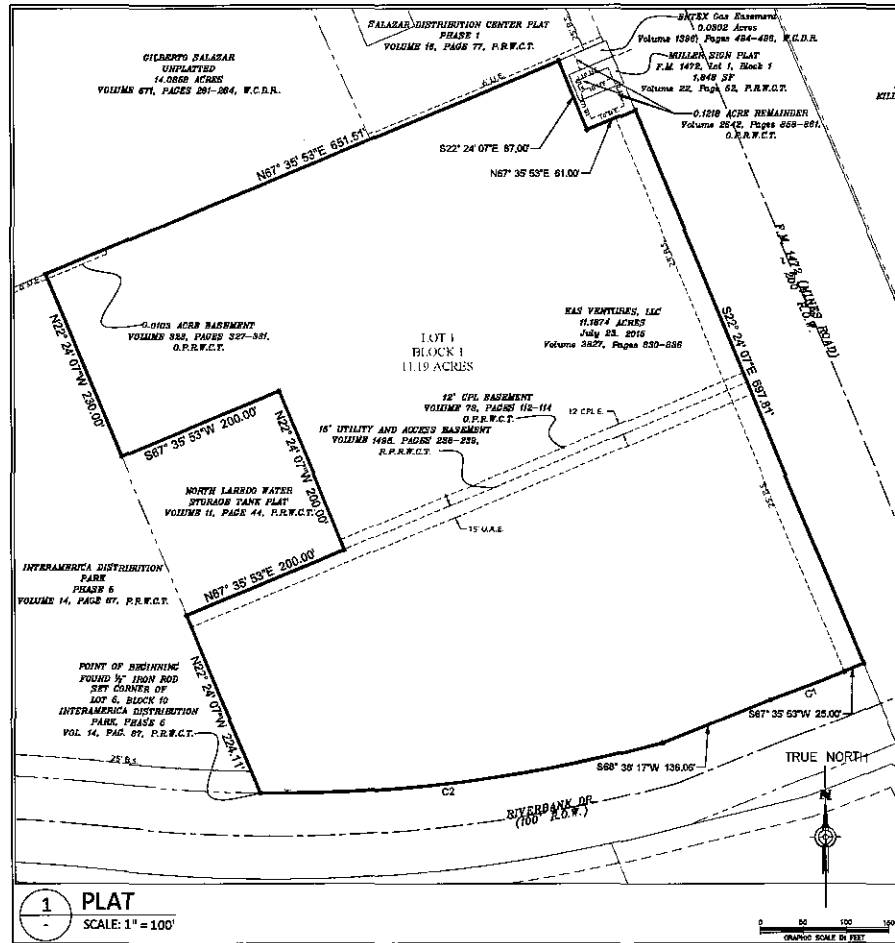
(FINANCIAL INSTITUTION)

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 _____, 2015.

NOTARY PUBLIC

MY COMMISSION EXPIRES _____



LEGAL DESCRIPTION KAS COMMERCIAL PLAT

A tract of land containing 11.19 acres, more or less, out of a tract of land conveyed by deed to KAS Ventures, LLC, recorded in Volume 3827, Pages 630-636, Official Public Records, Webb County, Texas, more particularly described by metes and bounds as follows:

BEGINNING at 1/2" iron rod found at the southeast corner of Lot 5, Block 10, Interamerica Distribution Park, Phase 5, recorded in Volume 14, Page 67, Plat Records, Webb County, Texas, for the southwest corner hereof;

THENCE, along the east line of said Lot 5, Block 10, N 22°24'07" W, a distance of 224.11 feet to a 1/2" iron rod set at the southwest corner of the North Laredo Water Storage Tank Plat, recorded in Volume 11, Page 44, Plat Records, Webb County, Texas, for an exterior corner hereof;

THENCE, along the south line of said North Laredo Water Storage Tank Plat, N 67°35'53" E, a distance of 200.00 feet to a 1/2" iron rod set, for an interior corner hereof;

THENCE, N 22°24'07" W, a distance of 300.00 feet, to a point at the northeast corner of North Laredo Water Storage Tank Plat, recorded in Volume 11, Page 44, Plat Records, Webb County, Texas, for an interior corner hereof;

THENCE, S 67°35'53" W, along the north line of said North Laredo Water Storage Tank Plat, a distance of 300.00 feet, for an exterior corner hereof;

THENCE, N 22°24'07" W, a distance of 230.00 feet, to point at the northeast corner of aforementioned Lot 5, Block 10, Interamerica Distribution Park, Phase 5, the south line of a tract of land conveyed by deed to Gilberto Salazar, recorded in Volume 671, Pages 261-264, Plat Records, Webb County, Texas, for the northwest corner hereof;

THENCE, N 67°35'53" E, along with the south line of said Salazar tract and passing the southeast corner of the Salazar Distribution Center Plat, recorded in Volume 16, Page 77, Plat Records, Webb County, Texas, a distance of 651.61, for an exterior corner hereof;

THENCE, S 22°24'07" E, a distance of 87.00 feet, for an interior corner hereof;

THENCE, N 67°35'53" E, a distance of 61.00 feet, to point at the most western Right-of-Way line of F.M. 1472 (Mines Road), for an exterior corner hereof;

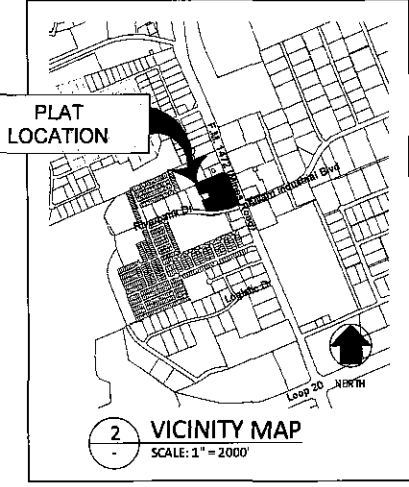
THENCE, S 22°24'07" E, along the most western Right-of-Way line of F.M. 1472 (Mines Road), a distance of 697.81 feet, for the southeast corner hereof;

THENCE, S 67°35'53" E, a distance of 15.00 feet, to a point of curvature to the right;

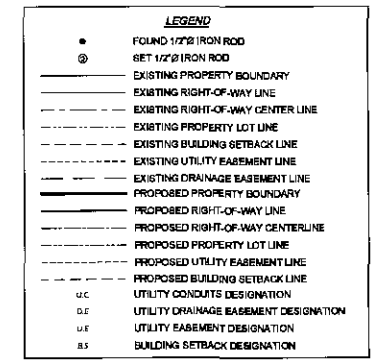
THENCE, along said curve to the right with a radius of 1740.00 feet, a delta angle of 63°01'05", a chord bearing of S 49°06'45" W, a chord length of 91.64 feet, for a total distance along the arc of 91.66 feet, for a point of tangency hereof;

THENCE, S 69°38'17" W, a distance of 136.06 feet to a point at an non-tangent curve to the right and a point of deflection hereof;

THENCE, along said curve to the right with a radius of 1750.00 feet, a delta angle of 15°39'29", a chord bearing of S 82°53'55" W, a chord length of 476.76 feet, for a total distance along the arc of 476.26 feet, to return and close at the POINT OF BEGINNING, of the here described 4.15 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 CODE.
2. ALL CURB CUTS SHALL COMPLY WITH THE TRANSPORTATION ELEMENT OF THE CITY OF LAREDO COMPREHENSIVE PLAN.
3. THE POND OF THIS PLAT IS SUBJECT TO A MAINTENANCE AND MONITORING AGREEMENT DATED _____ BETWEEN THE CITY OF LAREDO AND KAS VENTURES, LLC. SAID AGREEMENT AS RECORDED IN VOLUME _____ PAGES _____ OFFICIAL PUBLIC RECORDS OF WEBB COUNTY TEXAS.



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 appurtenances and drainage layout, and to the best of my knowledge this plat conforms to all requirements of this subdivision ordinance, except for those portions that may have been granted by the Planning Commission of the City.

OSCAR CASTILLO, P.E. #59620

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 _____ prepared by PEUA Consulting LLC, Oscar Castillo, Registered Professional Engineer No. 59562, 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.

RIGELJO 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 _____.

MICHAEL BARBON 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 _____.

NATHAN E. 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 _____ 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

ISSUED:
DATE
DESCRIPTION

DATE	DESCRIPTION
1 06/02/2015	PRELIMINARY PLAT
2 06/22/2015	ONE STOP SHOP
3 11/13/2015	ONE STOP SHOP
4 11/13/2015	ONE STOP SHOP
5 11/18/2015	FINAL PLAT

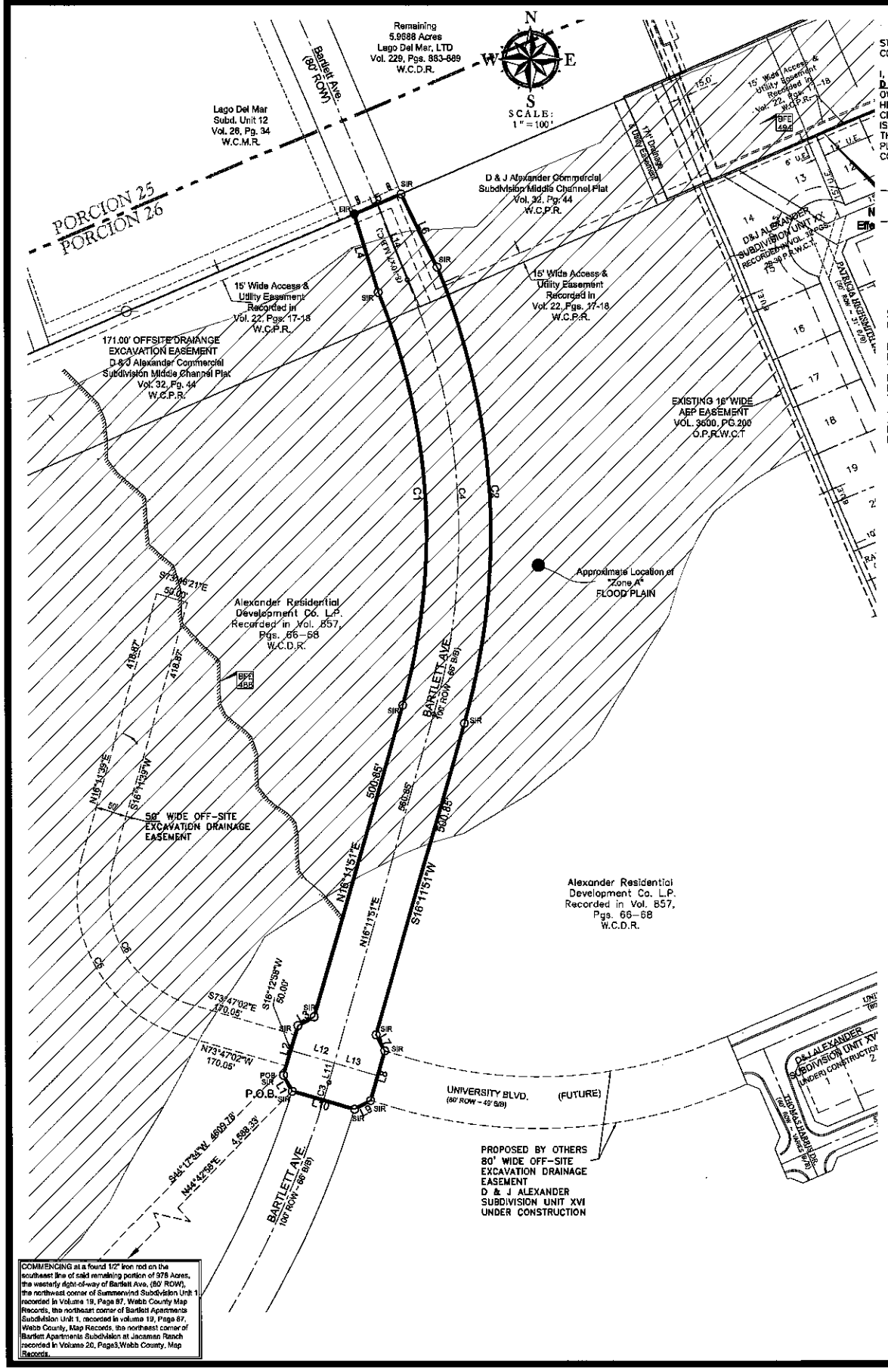
peud consulting llc
Registration Number E-14954
600 San Bernardo, Suite 902
Laredo, Texas 78040
(956) 433-2205 ext.

KAS Commercial Plat
A TRACT OF LAND CONTAINING 11.19 ACRES, MORE OR LESS OUT OF A TRACT OF LAND CONVEYED BY DEED TO KAS VENTURES, LLC, RECORDED IN VOLUME 3827, PAGES 630-636, OFFICIAL PUBLIC RECORDS, WEBB COUNTY, TEXAS

AGENDA ITEM: VIII- D	DATE: 12/03/15
APPLICANT: D&J Alexander Management, L.P.	ENGINEER: Premier Engineering, LLC.
REQUEST: Final consideration of the Plat of Barlett Avenue Extension Project North. The intent is to dedicate a street.	
SITE: This 3.34 acre tract is located east of Rocio Drive and south of Del Mar Boulevard. The zoning for this 1 lot development is B- 3. This tract is located in District V- CM. Roque Vela, Jr.	
PREVIOUS COMMISSION ACTION: This item was previously granted preliminary approval by the Planning & Zoning Commission on 09/17/2015.	
PROPOSED ACTION: <u>APPROVAL</u>	

PLAT NOTES:

- 1.) SET IRON RODS SHOWN HEREON ARE CAPPED WITH BLUE PLASTIC SURVEYS CAPS MARKED "PREMIER CIVIL ENGINEERING".
- 2.) SIDEWALKS, DRIVEWAYS AND TREES WILL BE INSTALLED AT THE TIME OF ISSUANCE OF BUILDING PERMIT IN ACCORDANCE TO THE LAREDO LAND DEVELOPMENT CODE.



CERTIFICATE OF OWNER:
 STATE OF TEXAS:
 COUNTY OF WEBB:
 I, **DAVID H. ARREDONDO, DEVELOPMENT MANAGER FOR D & J ALEXANDER MANAGEMENT, L.P.**, THE UNDERSIGNED OWNER OF THE LAND SHOWN ON THIS PLAN, AND DESIGNATED HEREIN AS **BARTLETT AVENUE EXTENSION PLAT NORTH**, IN THE CITY OF LAREDO, COUNTY OF WEBB, TEXAS, AND WHOSE NAME IS SUBSCRIBED HERETO, HEREBY DEDICATE TO THE USE OF THE PUBLIC FOREVER ALL DRAINS, EASEMENTS AND PUBLIC PLACES THEREON SHOWN FOR THE PURPOSE AND CONSIDERATION THEREIN EXPRESSED.

D & J ALEXANDER MANAGEMENT, L.P.

CERTIFICATE OF SURVEYOR:
 STATE OF TEXAS:
 COUNTY OF WEBB:
 BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED **DAVID H. ARREDONDO**, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATION THEREIN STATED, GIVEN MY HAND AND SEAL OF OFFICE THIS DAY OF , 2015

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

CURVE TABLE

CURVE	RADIUS	LENGTH	DELTA	CH. BRG.	CH. DIST.	TAN.
C1	960.00	646.88	39°08'26"	N03°22'22"W	638.43	337.72
C2	1098.00	717.29	39°08'26"	N03°22'22"W	703.42	373.27
C3	1538.00	28.98	1°05'40"	N18°44'11"E	28.89	14.30
C4	1625.00	683.13	39°08'26"	N03°22'22"W	669.93	335.90

LINE TABLE

LINE	LENGTH	BEARING
L1	28.10	N28°25'54"W
L2	80.00	N16°12'56"E
L3	28.28	N81°11'51"E
L4	126.18	N17°07'27"W
L5	80.00	N67°04'14"E
L6	125.72	S38°13'41"E
L7	28.28	S28°48'02"E
L8	80.00	S16°12'53"W
L9	28.45	S81°32'32"W
L10	100.92	N73°48'11"W
L11	31.24	N16°11'51"E
L12	70.01	S73°48'02"E
L13	88.99	S73°48'02"E
L14	125.52	N22°58'23"W

- PLAT NOTES:**
- SET IRON RODS SHOWN HEREON ARE CAPPED WITH BLUE PLASTIC SURVEYS CAPS MARKED "PREMIER CIVIL ENGINEERING".
 - SIDEWALKS, DRIVEWAYS AND TREES WILL BE INSTALLED AT THE TIME OF ISSUANCE OF BUILDING PERMIT IN ACCORDANCE TO THE LAREDO LAND DEVELOPMENT CODE.

SYMBOL LEGEND

SYMBOL	DESCRIPTION
	FLOOD PLAIN ZONE A
S.I.R.	SET 1/2" IRON ROD
F.I.R.	FOUND 1/2" IRON ROD
B.S.	BUILDING SETBACK
C.M.	CONCRETE MONUMENT
	EXIST. BASE FLOOD ELEVATION

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

EDUARDO J. GUTIERREZ,
 P.E. No. 82657



CERTIFICATE OF SURVEYOR:
 STATE OF TEXAS:
 COUNTY OF WEBB:
 I, **EDUARDO J. GUTIERREZ**, REGISTERED PROFESSIONAL LAND SURVEYOR DO HEREBY STATE THAT THIS PLAN CORRECTLY REPRESENTS THE RESULTS OF A SURVEY MADE ON THE GROUND UNDER MY SUPERVISION AND DIRECTION.

EDUARDO J. GUTIERREZ, R.P.L.S. NO. 5839



PLAT-APPROVAL CITY ENGINEER
 I HAVE REVIEWED THIS PLAN AND ACCOMPANYING CONSTRUCTION DRAWINGS IDENTIFIED AS **BARTLETT AVENUE EXTENSION PLAT NORTH**, PREPARED BY **EDUARDO J. GUTIERREZ** LICENSED PROFESSIONAL ENGINEER NO. 82657, AND DATED DAY 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

PLANNING COMMISSION APPROVAL
 THIS PLAT **BARTLETT AVENUE EXTENSION PLAT NORTH**, HAS BEEN SUBMITTED TO AND CONSIDERED BY THE PLANNING COMMISSION OF THE CITY OF LAREDO, TEXAS, AND IS HEREBY APPROVED BY SUCH COMMISSION ON DAY OF , 2015.

MICHAEL BARRON-INTERIM CHAIRMAN

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

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

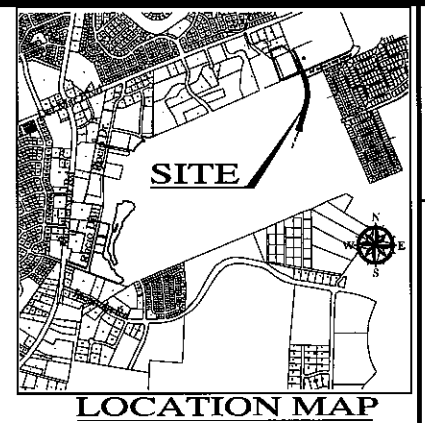
CERTIFICATION OF COUNTY CLERK
 FILED FOR RECORD AT O'CLOCK M. ON THE DAY OF , 20 . DEPUTY:

COUNTY CLERK
 WEBB COUNTY, TEXAS

STATE OF TEXAS:
 WEBB COUNTY:

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

DEPUTY COUNTY CLERK
 WEBB COUNTY, TEXAS



FIELD NOTES
 BARTLETT AVENUE EXTENSION NORTH
 100' WIDE RIGHT-OF-WAY
 (3.44 ACRES)

A TRACT OF LAND CONTAINING 3.54 ACRES, more or less, being the surface only out of that certain 1,450 Acres of land conveyed to Delfino Benavides Alexander and Josefa Alexander Gonzalez, Recorded in Volume 414, Page 502-506, Deed Records Webb County, Texas, subsequently conveyed to Alexander Residential Development Co., L.L.C., 978 Acres as per Deed Recorded in Volume 857, Pages 65-68, Webb County Deed Records, Situated in Porcion 26, Agustin Sanchez Original Grantee, Abstract 284, Webb County, Texas, and being more particularly described as follows, to-wit:

COMMENCING at a found 1/2" iron rod on the southeast line of said remaining portion of 978 Acres, the westerly right-of-way of Bartlett Ave. (80' ROW), the northwest corner of Summerwind Subdivision Unit 1 recorded in Volume 19, Page 87, Webb County Map Records, the northeast corner of Bartlett Apartments Subdivision Unit 1, recorded in Volume 13, Page 87, Webb County Map Records, the northeast corner of Bartlett Apartments Subdivision at Jacaman Ranch recorded in Volume 20, Page 3, Webb County Map Records, Thence N 44° 22' 53" E a distance of 6,888.38 feet to a set 1/2" iron rod with blue plastic cap labeled "PCE 100097-00", the southerly southwest clip corner hereof and TRUE POINT OF BEGINNING;

Thence, within said remaining portion of 978 Acres in a northeasterly direction the following calls:
 N 28° 25' 54" E a distance of 28.10 feet to a set 1/2" iron rod with blue plastic cap labeled "PCE 100097-00", a clip corner hereof;
 N 81° 12' 51" E a distance of 80.00 feet to a set 1/2" iron rod with blue plastic cap labeled "PCE 100097-00", a clip corner hereof;
 N 67° 04' 14" E a distance of 28.28 feet to a set 1/2" iron rod with blue plastic cap labeled "PCE 100097-00", a clip corner hereof;
 N 16° 12' 56" E a distance of 80.00 feet to a set 1/2" iron rod with blue plastic cap labeled "PCE 100097-00", a point of curvature hereof;

Thence, along a tangent curve to the left with a radius of 950.00 feet, a tangent length of 337.72 feet, a central angle of 39° 08' 26", the radius of which bears N 73° 48' 09" W, the chord of which bears N 03° 22' 22" W for a distance of 638.43 feet; Thence along the arc of said curve for a distance of 646.88 feet to a point;

N 73° 48' 09" W a distance of 226.28 feet to a found 1/2" iron rod with blue plastic cap labeled "PCE 00", on the northwest line of said remaining portion of 978 Acres, the southeast line of Lago Del Mar Subdivision Unit 12 recorded in Volume 26, Page 34, Webb County Map Records, also being the southwest right-of-way line of Bartlett Avenue (80' ROW), the most northerly northwest corner hereof;

Thence, with the northeast line of said remaining portion of 978 Acres, the southeast line of Lago Del Mar Subdivision Unit 12 N 67° 04' 14" E a distance of 80.00 feet to a set 1/2" iron rod with blue plastic cap labeled "PCE 100097-00", on the northeast right-of-way line of said Bartlett Avenue (80' ROW), the most northerly northwest corner hereof;

Thence, within said remaining portion of 978 Acres in a northeasterly direction the following calls:
 S 28° 25' 54" E a distance of 28.10 feet to a set 1/2" iron rod with blue plastic cap labeled "PCE 100097-00", a corner hereof;

Thence, along an arc-tangent curve to the right having a radius of 1000.00 feet, a central angle of 39° 08' 26", a tangent length of 337.72 feet, the long chord of which bears N 03° 22' 22" E for a distance of 638.43 feet with a radial line in of S 67° 04' 14" W and a radial line out of S 73° 48' 09" E for an arc length of 717.29 feet to a set 1/2" iron rod with blue plastic cap labeled "PCE 100097-00", a point of tangency hereof;

S 28° 13' 51" W a distance of 800.65 feet to a set 1/2" iron rod with blue plastic cap labeled "PCE 100097-00", a clip corner hereof;

S 24° 48' 02" E a distance of 28.28 feet to a set 1/2" iron rod with blue plastic cap labeled "PCE 100097-00", a clip corner hereof;

S 16° 12' 56" W a distance of 80.00 feet to a set 1/2" iron rod with blue plastic cap labeled "PCE 100097-00", a clip corner hereof;

S 81° 32' 32" W a distance of 28.45 feet to a set 1/2" iron rod with blue plastic cap labeled "PCE 100097-00", a clip corner hereof;

N 73° 48' 11" W a distance of 100.92 feet to the POINT OF BEGINNING and containing 3.54 ACRES of land, more or less.

MONUMENT FIELD:
 A FOUND 1/2" IRON ROD, A POINT OF CURVATURE (PC) ON THE WESTERLY RIGHT-OF-WAY LINE OF 80' BULLOCK LOOP ROAD 20' RECORDED IN VOLUME 369, PAGE 134, OFFICIAL PUBLIC RECORDS WEBB COUNTY TEXAS, THE EASTERLY LINE OF BUCKLE & SUE SPYER ESTATE, RECORDED IN VOLUME 1345, PAGES 170-173, OFFICIAL PUBLIC RECORDS WEBB COUNTY TEXAS AND A FOUND 1/2" IRON ROD, A POINT OF TANGENCY (PT) ON THE WESTERLY RIGHT-OF-WAY LINE OF SAID 80' BULLOCK LOOP ROAD 20', THE EASTERLY LINE OF CHALIA C. GARZA, 71.0 ACRES, RECORDED IN VOLUME 1462, PAGES 796-827, DEED RECORDS WEBB COUNTY TEXAS.

RECORDED: N 02° 48' 18" W 3758.91'
 MEASURED: N 02° 48' 18" W 3738.94'

Note: All set 1/2" iron rods are capped with a blue plastic cap labeled "PCE 100097-00" (Premier Civil Engineering, LLC dba, Premier Land Surveyors Professional Surveying Firm Registration Number)

FIELD NOTES
 80 FEET OFFSITE DRAINAGE EASEMENT
 (0.55 ACRES)

A TRACT OF LAND CONTAINING 0.55 ACRES, more or less, being the surface only out of that certain 3,450 Acres of land conveyed to Delfino Benavides Alexander and Josefa Alexander Gonzalez, Recorded in Volume 414, Page 502-506, Deed Records Webb County, Texas, subsequently conveyed to Alexander Residential Development Co., L.L.C., 978 Acres as per Deed Recorded in Volume 857, Pages 65-68, Webb County Deed Records, Situated in Porcion 26, Agustin Sanchez Original Grantee, Abstract 284, Webb County, Texas, and being more particularly described as follows, to-wit:

COMMENCING at a found 1/2" iron rod on the southeast line of said remaining portion of 978 Acres, the westerly right-of-way of Bartlett Ave. (80' ROW), the northwest corner of Summerwind Subdivision Unit 1 recorded in Volume 19, Page 87, Webb County Map Records, the northeast corner of Bartlett Apartments Subdivision Unit 1, recorded in Volume 13, Page 87, Webb County Map Records, the northeast corner of Bartlett Apartments Subdivision at Jacaman Ranch recorded in Volume 20, Page 3, Webb County Map Records, Thence N 44° 22' 53" E a distance of 6,888.38 feet to a set 1/2" iron rod with blue plastic cap labeled "PCE 100097-00", the southerly southwest clip corner hereof and TRUE POINT OF BEGINNING;

Thence, N 73° 48' 09" W for a distance of 300.00 feet to a set 1/2" iron rod

Thence, N 16° 12' 56" E for a distance of 80.00 feet to a set 1/2" iron rod

Thence, S 73° 48' 09" E for a distance of 800.00 feet to a set 1/2" iron rod

Thence, S 16° 12' 56" W for a distance of 80.00 feet to a set 1/2" iron rod to the POINT OF BEGINNING and containing 24000.00 square feet or 0.55 acres of land, more or less.

OWNER:
 D & J ALEXANDER MANAGEMENT, L.P.
 1302 CALLE DEL NORTO, SUITE 1
 LAREDO, TEXAS 78041
 PHONE: (956) 725-2551
 FAX: (956) 725-3319

ENGINEERING FIRM # F-8019
SURVEYING FIRM # F-100-87

PREMIER SURVEYING
 Phone: (956) 717-1188
 Email: jgarcia@premiercivil.com
 Office: 1302 Calle Del Norte, Ste. 2
 Laredo, Texas 78041

BARTLETT AVENUE EXTENSION PLAT NORTH

A TRACT OF LAND CONTAINING 3.54 ACRES, more or less, being the surface only out of that certain 1,450 Acres of land conveyed to Delfino Benavides Alexander and Josefa Alexander Gonzalez, Recorded in Volume 414, Page 502-506, Deed Records Webb County, Texas, subsequently conveyed to Alexander Residential Development Co., L.L.C., 978 Acres as per Deed Recorded in Volume 857, Pages 65-68, Webb County Deed Records, Situated in Porcion 26, Agustin Sanchez Original Grantee, Abstract 284, Webb County, Texas, and being more particularly described as follows, to-wit:

DRAWN BY: R.G.C.
 CHECKED BY: E.J.G.
 APPROVED BY: E.J.G.
 DATE: 8/20/15
 REVISED DATE:
 SCALE 11x17: 1"=200'
 SCALE 24x36: 1"=100'
 JOB #: 8769-15
 FILE NAME: BARTLETT AVENUE EXTENSION PLAT NORTH
 SHEET 1 OF 1

AGENDA ITEM: VIII- E	DATE: 12/03/15
APPLICANT: Avery Large Residential, LLC.	ENGINEER: Daniel Gomez, P.E.
REQUEST: Final consideration of the Plat of Avery Retail Subdivision. The intent is commercial.	
SITE: This 15.14acre tract is located north of Mann Road and west of Springfield Avenue. The zoning for this 6 lot development is B-1. This tract is located in District VII- CM. George Altgelt.	
PREVIOUS COMMISSION ACTION: This item was previously granted final approval by the Planning & Zoning Commission on 05/07/2015.	
PROPOSED ACTION: <u>APPROVAL</u>	



SCALE
1" = 100'

SITE

NORTH

RAMP

SAN BERNARDO AVE

INTERSTATE 95

INTERSTATE 95

RAMP

NORTHGATE LN

SPRING ST

VILLAGE BLVD

LOST OAKS RD

SAN DIEGO AVE

EXIT 4

EXIT 3B

INTERSTATE 95

INTERSTATE 95

S AUTO RD

MAIN RD

WILLOW RD

SAGE DR

WILLOW DR

WILLOW DR

WILLOW DR

WILLOW DR

WILLOW DR

WILLOW DR

WILLOW DR

GRANADA

GRANADA

GRANADA

GRANADA

GRANADA

GRANADA

SPRINGFIELD AVE

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GRANADA DR

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GENERAL NOTES

1. SIDEWALKS, DRIVEWAYS, AND TREES WILL BE INSTALLED AT THE ISSUANCE OF THE BUILDING PERMIT IN ACCORDANCE WITH THE LAREDO LAND DEVELOPMENT CODE.
2. RESTRICT ACCESS TO LOT 1, BLOCK 1, TO ONE CURB CUT TO DIRECTLY ALIGN WITH SUNSET DR. AND A SHARED CURB CUT FOR LOTS 2 AND 3 AND LOTS 4 AND 5, FROM SPRINGFIELD AVE AND A SHARED CURB CUT TO LOTS 5 AND 6 FROM MANN ROAD.
3. ALL IMPROVEMENTS AS PER SUBDIVISION ORDINANCE
4. A 30' WIDE R.O.W. DEDICATION TO RUN PERPENDICULAR TO THE NORTHERN MOST END OF SUNSET Dr AND A 20' WIDE R.O.W. DEDICATION ALONG MANN ROAD.
5. DRAINAGE EASEMENT SHOWN ON THIS PLAT IS SUBJECT TO A "MAINTENANCE AND MONITORING AGREEMENT" DATE _____ BETWEEN THE CITY OF LAREDO AND AVERY LARGE RESIDENTIAL, LLC, SAID AGREEMENT RECORDED IN VOLUME _____ PAGES _____, OFFICIAL PUBLIC RECORDS OF WEBB COUNTY
6. LOT 6, BLOCK 1 SHALL ACCEPT RUNOFF FROM LOTS 4 & 5 BLOCK 1; NO CONSTRUCTION SHALL IMPEDE THE FLOW FROM LOTS 4 & 5.

CERTIFICATE OF OWNER

STATE OF TEXAS
COUNTY OF WEBB
I, _____, THE UNDERSIGNED OWNER OF THE LAND SHOWN ON THIS PLAT, AND DESIGNATED HEREIN AS PLAT OF AVERY RETAIL SUBDIVISION, IN THE COUNTY OF WEBB, TEXAS, AND WHOSE NAME IS SUBSCRIBED HERETO, HEREBY DEDICATE TO THE USE OF THE PUBLIC FOREVER, ALL EASEMENTS THEREON SHOWN, FOR THE PURPOSE AND CONSIDERATION THEREIN EXPRESSED.

DATE
AVERY LARGE RESIDENTIAL B, LLC

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

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

CERTIFICATE OF LIEN HOLDER

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

BY: _____
TITLE: _____
AND DEED OF _____

SIGNATURE BANK OFFICE

CERTIFICATE OF ENGINEER

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

DANIEL GOMEZ, P.E. No. 90146
DATE

CERTIFICATE OF SURVEYOR

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

ENRIQUE A. MEJIA, II, R.P.L.S. NO. 5653
Rm Registration # 100718-00
101 W. Hillside, Suite # 10
Laredo, Texas, 78041
(956) 724-8423
DATE

PLAT APPROVAL - CITY ENGINEER

I HAVE REVIEWED THIS PLAT AND ACCOMPANYING CONSTRUCTION DRAWINGS IDENTIFIED AS THE AVERY SPRINGFIELD SUBDIVISION PREPARED BY DANIEL GOMEZ, REGISTERED PROFESSIONAL ENGINEER, No. 90146 AND DATED THE 9TH DAY OF APRIL, 2014, WITH THE LAST REVISION 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

PLANNING COMMISSION APPROVAL

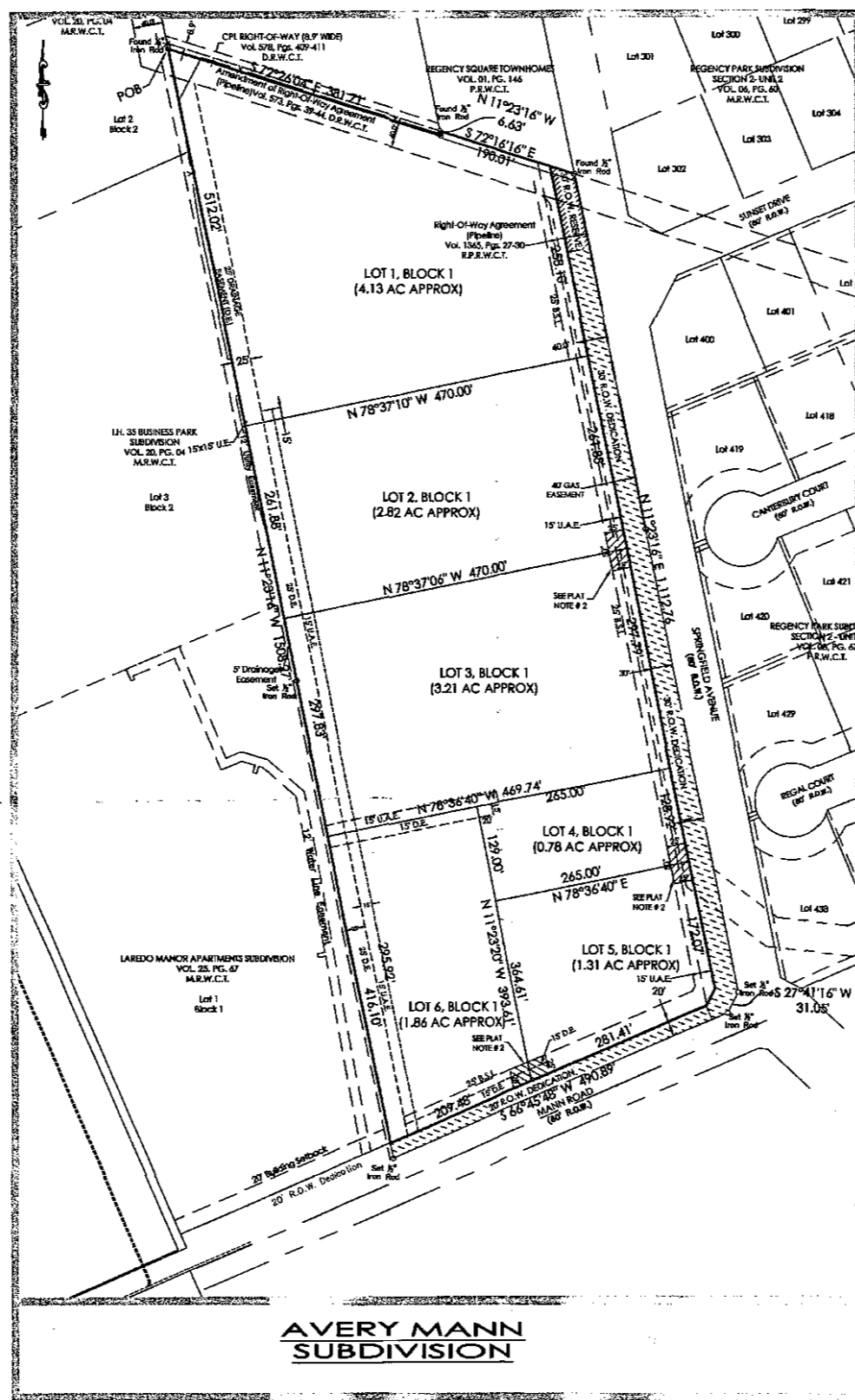
THIS PLAT OF AVERY RETAIL SUBDIVISION HAS BEEN SUBMITTED TO AND CONSIDERED BY THE PLANNING COMMISSION OF THE CITY OF LAREDO, TEXAS, AND IS HEREBY APPROVED BY SUCH COMMISSION ON THE _____ DAY OF _____, 2015.

JESSE GONZALEZ
INTERIM CHAIRMAN
DATE

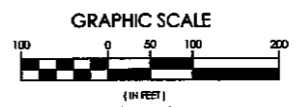
ATTESTMENT OF PLANNING COMMISSION APPROVAL

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

NATHAN R. BRATTON
DIRECTOR OF PLANNING
CITY OF LAREDO
DATE



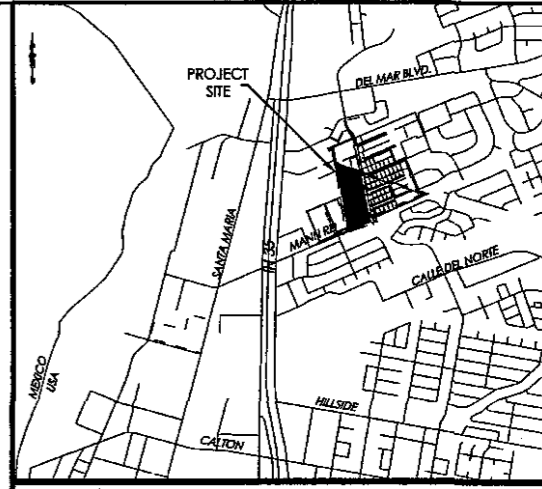
AVERY MANN SUBDIVISION



- LEGEND
F.I.R. FOUND IRON ROD
S.I.R. SET IRON ROD
B.S.L. BUILDING SET BACK LINE
U.A.E. UTILITY AND ACCESS EASEMENT
D.E. DRAINAGE EASEMENT
P.O.B. POINT OF BEGINNING

GENERAL NOTES

- 1. SIDEWALKS, DRIVEWAYS, AND TREES WILL BE INSTALLED AT THE EXPENSE OF THE BUILDING PERMIT IN ACCORDANCE WITH THE LAREDO LAND DEVELOPMENT CODE.
2. RESTRICT ACCESS TO LOT 1, BLOCK 1, TO ONE CURB CUT TO DIRECTLY ALIGN WITH SUNSET DR. AND A SHARED CURB CUT FOR LOTS 2 AND 3 AND LOTS 4 AND 5, FROM SPRINGFIELD AVE AND A SHARED CURB CUT TO LOTS 3 AND 6 FROM MANN ROAD.
3. ALL IMPROVEMENTS AS PER SUBDIVISION ORDINANCE
4. A 30' WIDE R.O.W. DEDICATION TO RUN PERPENDICULAR TO THE NORTHERN MOST END OF SUNSET DR. AND A 20' WIDE R.O.W. DEDICATION ALONG MANN ROAD.
5. DRAINAGE EASEMENT SHOWN ON THIS PLAT IS SUBJECT TO A MAINTENANCE AND MONITORING AGREEMENT DATED _____ BETWEEN THE CITY OF LAREDO AND AVERY LARGE RESIDENTIAL, LLC. SAID AGREEMENT RECORDED IN VOLUME _____, OFFICIAL PUBLIC RECORDS OF WEBB COUNTY.
6. LOT 6, BLOCK 1 SHALL ACCEPT REMOVAL FROM LOTS 4 & 5, BLOCK 1; NO CONSTRUCTION SHALL IMPIDE THE FLOW FROM LOTS 4 & 5.



SITE LOCATION MAP
SCALE 1" = 200'

Field Notes:
Being a 15.14 Acre Tract out of a tract conveyed by deed to R. Jennings Development CO, LTD, recorded in Volume 1254, Pages 772-775, S. Jennings Development CO, LTD, recorded in Volume 1254, Pages 776-779, and P. Jennings Development CO, LTD, recorded in Volume 1254, Pages 767-770, Official Public Records, Webb County, Texas, situated in Portion 25, Juan F. Garcia, Original Grantee, Abstract 50, Webb County, Texas

Being a 15.14 acre tract of land out of a tract conveyed by deed to R. Jennings Development CO, LTD, recorded in Volume 1254, Pages 772-775, S. Jennings Development CO, LTD, recorded in Volume 1254, Pages 776-779, and P. Jennings Development CO, LTD, recorded in Volume 1254, Pages 767-770, Official Public Records, Webb County, Texas, situated in Portion 25, Juan F. Garcia, Original Grantee, Abstract 50, Webb County, Texas, and being more particularly described by metes and bounds as follows:

BEGINNING at a 1/2" iron rod found at the southwest corner of a 5.46 acre tract of land conveyed by deed to Avery Residential Large B, LLC, recorded in Volume 3557, Pages 54-66, Official Public Records, Webb County, Texas, for the northwest corner of the herein described tract:

Thence, along the south boundary line of said 5.46 acre tract, South 72 degrees 26 minutes 04 seconds East, a distance of 381.71 feet, to a 1/2" iron rod found at the most southerly southeast corner of aforementioned 5.46 acre tract, for a point of deflection of the herein described tract:

Thence, along the east boundary line of said 5.46 acre tract, North 11 degrees 23 minutes 16 seconds West, a distance of 490.89 feet, to a 1/2" iron rod found at the southwest corner of a tract of land conveyed to Regency Square Townhomes, recorded in Volume 01, Page 146, Plat Records, Webb County, Texas, for a point of deflection of the herein described tract:

Thence, along the south boundary line of said Regency Square Townhomes Tract, South 72 degrees 16 minutes 16 seconds East, a distance of 190.01 feet, to a 1/2" iron rod found along the west right-of-way line of Springfield Avenue, the southeast corner of aforementioned Regency Square Townhomes Tract, for the northeast corner of the herein described tract:

Thence, along the west right-of-way line of Springfield Avenue, South 11 degrees 23 minutes 16 seconds East, a distance of 1,112.76 feet, to a 1/2" iron rod set along the west right-of-way line of Springfield Avenue, for the most easterly southeast clip corner of the herein described tract:

Thence, South 27 degrees 41 minutes 16 seconds West, a distance of 31.05 feet, to a 1/2" iron rod set along the north right-of-way line of Mann Road, for the most southerly southeast clip corner of the herein described tract:

Thence, along the north right-of-way line of Mann Road, South 66 degrees 45 minutes 48 seconds West, a distance of 490.89 feet, to a 1/2" iron rod set along the north right-of-way line of Mann Road, for the southwest corner of the herein described tract:

Thence, along the east boundary line of Lot 1, Block 1, Laredo Manor Apartments Subdivision, recorded in Volume 25, Page 67, Map Records, Webb County, Texas, the east boundary lines of Lot 2 and Lot 3, Block 2, I.H. 35 Business Park Subdivision, recorded in Volume 20, Page 04, Map Records, Webb County, Texas, and fence line in some places, North 11 degrees 23 minutes 16 seconds West, a distance of 1,508.27 feet, to return and close at the POINT OF BEGINNING of this 15.14 Acre Tract, more or less.

Beats of Bearing:
G.P.S., Texas Coordinate System, Texas South Zone, (NAD 1983)

CERTIFICATION OF COUNTY CLERK

STATE OF TEXAS
COUNTY OF WEBB
I, MARGIE R. BARBA, CLERK OF THE COUNTY COURT IN AND FOR WEBB COUNTY, TEXAS, DO HEREBY CERTIFY THAT THE FOREGOING INSTRUMENT DATED THE _____ OF _____, 2015, OF THE MAP RECORDS OF SAID COUNTY.

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

COUNTY CLERK
WEBB COUNTY, TEXAS
DEPUTY

PROPERTY OWNER:
Avery Large Residential B LLC
1720 S. Zapata Hwy
Laredo, Texas 78046

AVERY RETAIL SUBDIVISION

SHEET NAME:

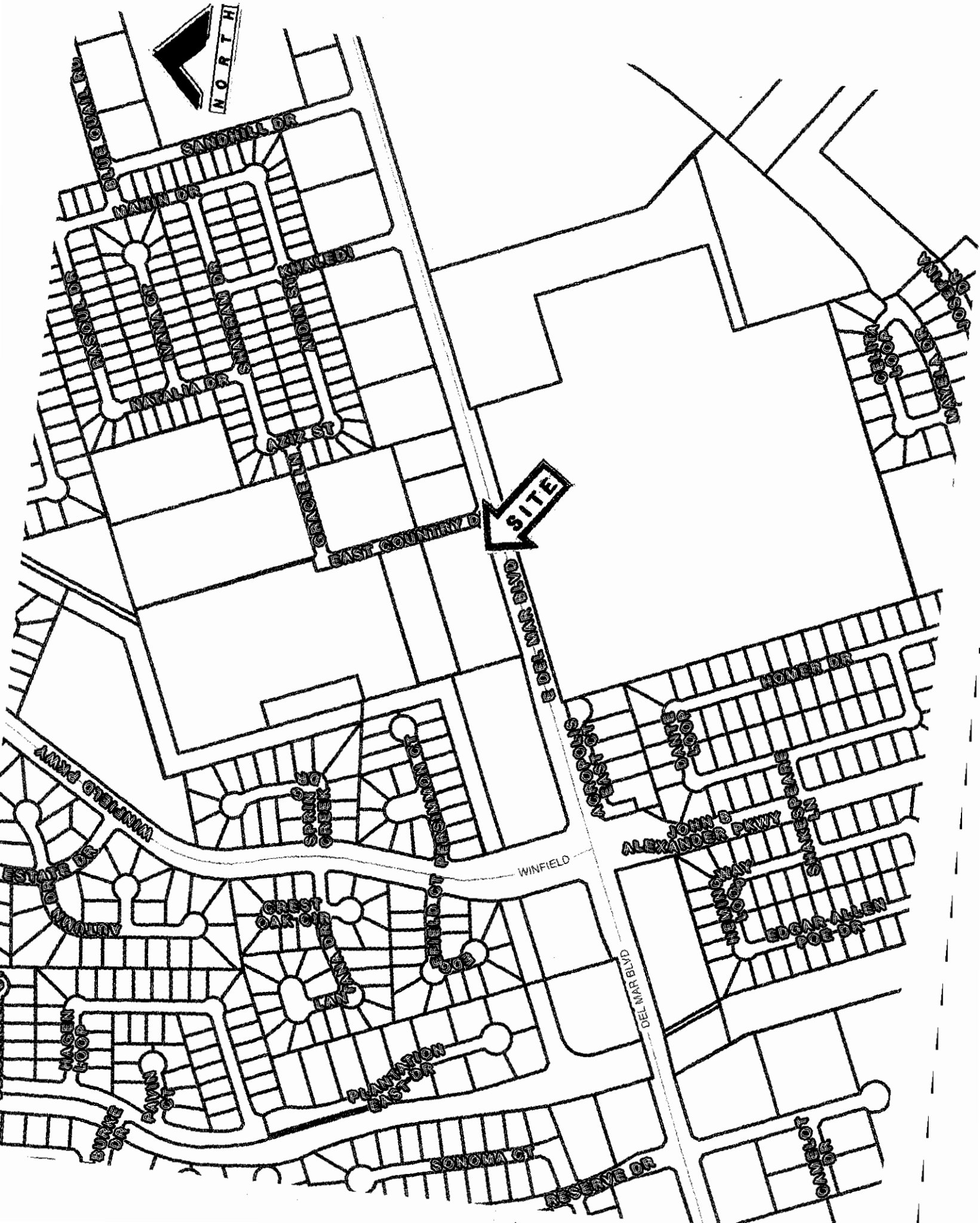
Project Engineer: Daniel Gomez
Project Engineer: Daniel Gomez
5415 Sun Dr.
Laredo, Texas 78041
Tel: 956.723.4654
Fax: 956.723.4623

Table with project details: Date: 11.18.2015, Revision: 1, Project #: 1424, File Name: AVERY, Drawn by: DVG, Scale: 1"=100', SHEET 1

AGENDA ITEM: VIII- F	DATE: 12/03/15
APPLICANT: Graciela Botello.	ENGINEER: Crane Engineering Co.
REQUEST: Final consideration of the Replat of Lot 1, Block 1 into Lots 1A & 1B, Block 1 of East Country Subdivision, Phase III. The intent is commercial.	
SITE: This 3.07 acre tract is located east of Bob Bullock Loop and north of Del Mar Boulevard. The zoning for this 2 lot development is B-1. This tract is located in District VI- CM, Charlie San Miguel.	
PREVIOUS COMMISSION ACTION: This item was previously granted final approval by the Planning & Zoning Commission on 10/15/2015.	
PROPOSED ACTION: <u>APPROVAL</u>	



NORTH



SITE

BLUE COAST DR

SANDHILL DR

MAIN DR

RASOUL DR

NAVALLA DR

WANDA CT

SHAFER DR

ALVIN ST

GRACIEL LN

EAST COUNTRY DR

E DEL MAR DR

WINFIELD PKWY

SPRING CREEK

PERSIMMON CT

WINFIELD

ACACIA CT

DANTE LOOP

HOMER DR

ALEXANDER PKWY

SHAKESPEARE

HEMINGWAY

EDGAR ALLEN

POPE DR

DELMAR BLVD

ESTATE DR

CREST OAK CT

LAVANNA DR

FIELD CT

PLANTATION EAST DR

SONOMA CT

RESERVE DR

HAGEN LOOP

FAVIN CT

CANER CT

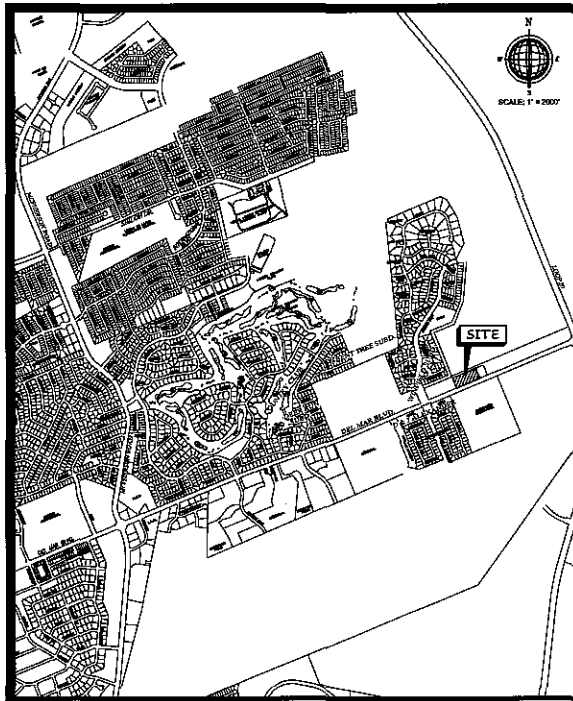
GENNA LOOP

WILSON

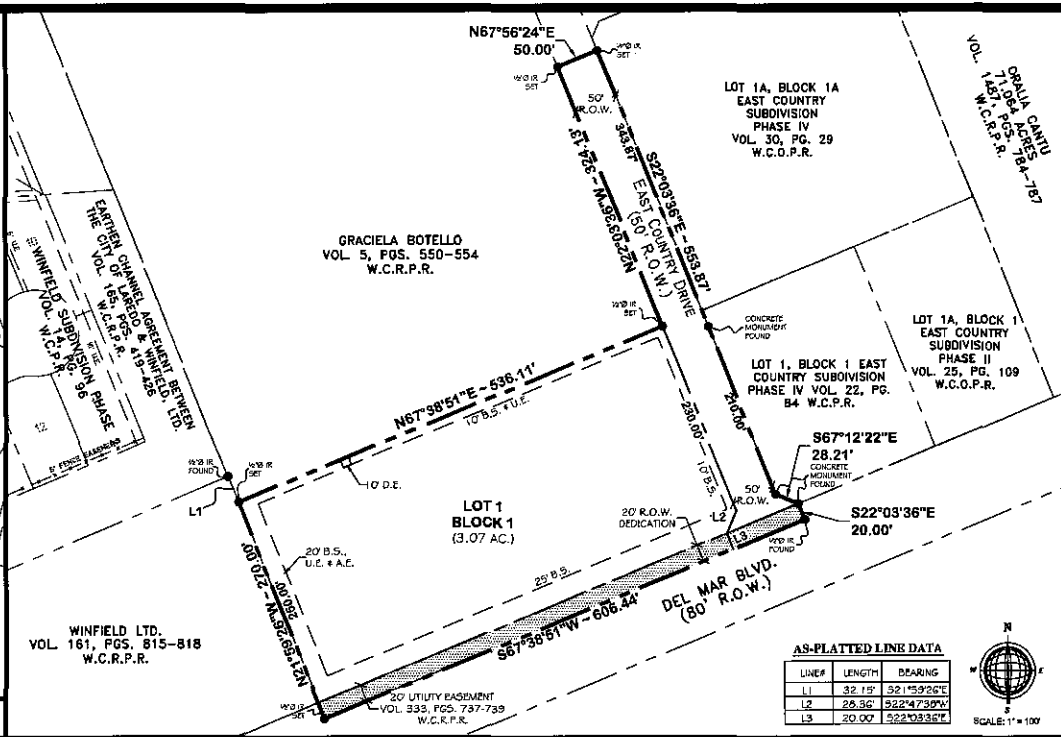
NOTES

- 1) THE PURPOSE OF THIS RE-PLAT IS TO CONVERT 1 LOT INTO LOTS 1A & 1B, BLOCK 1
- 2) SUBDIVISION SUMMARY
3.07 ACRES
2 LOTS
1 BLOCK
- 3) "THIS REPLAT DOES NOT ATTEMPT TO ALTER, AMEND, OR REMOVE ANY CONVENANTS OR RESTRICTIONS. NO PORTION OF THE PRECEDING PLAT WAS LIMITED BY DEED RESTRICTIONS TO RESIDENTIAL USE FOR NOT MORE THAN TWO (2) RESIDENTIAL UNITS PER LOT".
- 4) TREES WILL BE INSTALLED AT THE TIME OF ISSUANCE OF BUILDING PERMITS IN ACCORDANCE WITH THE CITY OF LAREDO LAND DEVELOPMENT CODE.
- 5) SET BACK REQUIREMENTS

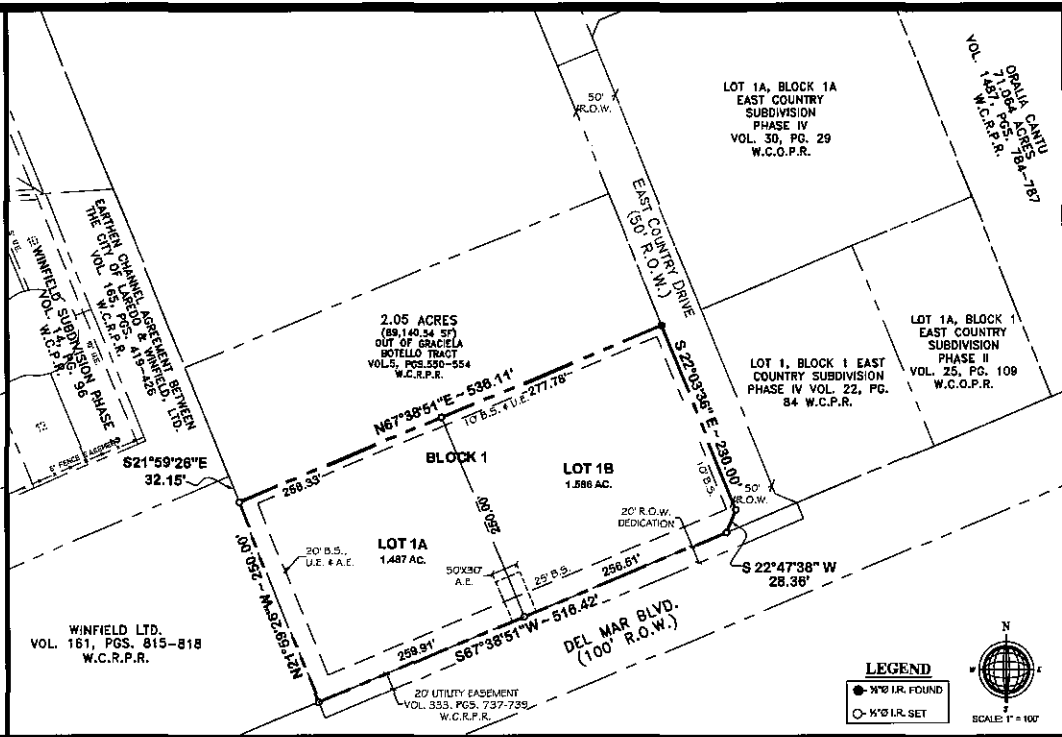
FRONT	25 FT.
REAR	10 FT.
SIDE(CORNER)	10 FT.
SIDE(INTERIOR)	10 FT.
- 6) ALL CURB CUTS SHALL COMPLY WITH THE TRANSPORTATION ELEMENT OF THE CITY OF LAREDO COMPREHENSIVE PLAN.
- 7) ACCESS TO LOTS 1A & 1B, BLOCK 1 FROM DEL MAR BOULEVARD TO BE RESTRICTED TO ONE 50'X30' SHARED ACCESS.



LOCATION MAP



AS PLATTED:
EAST COUNTRY SUBDIVISION PHASE III LOT 1, BLOCK 1 VOL. 23, PG. 98 W.C.P.R.



RE-PLAT OF:
EAST COUNTRY SUBDIVISION PHASE III LOT 1, BLOCK 1 VOL. 23, PG. 98 W.C.P.R. INTO LOTS 1A & 1B, BLOCK 1

- NOTES**
- THE PURPOSE OF THIS RE-PLAT IS TO CONVERT 1 LOT INTO LOTS 1A & 1B, BLOCK 1
 - SUBDIVISION SUMMARY
3.07 ACRES
2 LOTS
1 BLOCK
 - THIS REPLAT DOES NOT ATTEMPT TO ALTER, AMEND, OR REMOVE ANY COVENANTS OR RESTRICTIONS. NO PORTION OF THE PRECEDING PLAT WAS LIMITED BY DEED RESTRICTIONS TO RESIDENTIAL USE FOR NOT MORE THAN TWO (2) RESIDENTIAL UNITS PER LOT.
 - TREES WILL BE INSTALLED AT THE TIME OF ISSUANCE OF BUILDING PERMITS IN ACCORDANCE WITH THE CITY OF LAREDO LAND DEVELOPMENT CODE.
 - SET BACK REQUIREMENTS
FRONT 25 FT.
REAR 10 FT.
SIDE(CORNER) 10 FT.
SIDE(INTERIOR) 10 FT.
 - ALL CURB CUTS SHALL COMPLY WITH THE TRANSPORTATION ELEMENT OF THE CITY OF LAREDO COMPREHENSIVE PLAN.
 - ACCESS TO LOTS 1A & 1B, BLOCK 1 FROM DEL MAR BOULEVARD TO BE RESTRICTED TO ONE 50'X30' SHARED ACCESS.

LEGAL DESCRIPTION
EAST COUNTRY SUBDIVISION PHASE III LOT 1, BLOCK 1 VOL. 23, PG. 98 W.C.P.R. INTO LOTS 1A & 1B, BLOCK 1 EAST COUNTRY SUBDIVISION, PHASE 3

CERTIFICATE OF OWNER

STATE OF TEXAS
COUNTY OF WEBB

I, GRACIELA C. BOTELLO, the undersigned owner of the land shown on this Re-Plat, and designated herein as RE-PLAT OF EAST COUNTRY SUBDIVISION PHASE III LOT 1, BLOCK 1 VOL. 23, PG. 98 W.C.P.R. INTO LOTS 1A & 1B, BLOCK 1, in the City of Laredo, County of Webb, Texas, and whose name is subscribed hereto, hereby dedicate the use of the public forever, all easements thereon shown for the purpose and consideration therein expressed.

GRACIELA C. BOTELLO
OWNER

DATE

STATE OF TEXAS >
COUNTY OF WEBB >

Before me, the undersigned Authority, on this day personally appeared GRACIELA C. BOTELLO, 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 OF OFFICE THIS ____ DAY OF _____, 2015.

NOTARY PUBLIC

CERTIFICATE OF ENGINEER

STATE OF TEXAS
COUNTY OF WEBB

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

EDWARD D. GARZA, P.E.
Licensed Professional Engineer
Texas No. 75853

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 RE-PLAT is true and correct and was prepared from an actual survey of the property made under my supervision, on the ground, that the corner monuments shown thereon will be properly placed under my supervision.

RUBEN FLETES, R.P.L.S.
Registered Professional Land Surveyor
Texas No. 1398

DATE

PLAT APPROVAL - CITY ENGINEER

I have reviewed this RE-PLAT and accompanying drawings identified as RE-PLAT OF EAST COUNTRY SUBDIVISION PHASE III LOT 1, BLOCK 1 VOL. 23, PG. 98 W.C.P.R. INTO LOTS 1A & 1B, BLOCK 1, prepared by EDWARD D. GARZA, Licensed Professional Engineer No. 75853, and dated the 18th day of June 2014, with the last revised date of _____, and have found them in compliance with the Subdivision Ordinance of the City of Laredo, Texas.

ROGELIO RIVERA, P.E.
City Engineer

DATE

PLANNING COMMISSION APPROVAL

This RE-PLAT OF EAST COUNTRY SUBDIVISION PHASE III LOT 1, BLOCK 1 VOL. 23, PG. 98 W.C.P.R. INTO LOTS 1A & 1B, BLOCK 1, has been submitted to and considered by the Planning Commission of the City of Laredo, Texas, and is hereby approved by such Commission on ____ day of _____ 2015.

MICHAEL BARRON INTERIM CHAIRMAN

DATE

ATTESTMENT OF PLANNING COMMISSION APPROVAL

The City of Laredo Planning Commission approved the filing for record of this RE-PLAT OF EAST COUNTRY SUBDIVISION PHASE III LOT 1, BLOCK 1 VOL. 23, PG. 98 W.C.P.R. INTO LOTS 1A & 1B, BLOCK 1, at a public meeting held on the ____ day of _____ 20____. The minutes of said meeting reflect such approval.

NATHAN BRATTON
Director of Planning
City of Laredo, Texas

DATE

CERTIFICATE OF COUNTY CLERK

Filed and Recorded at ____ O'Clock ____m. on the ____ day of _____ 2015.

DEPUTY: _____ COUNTY CLERK
WEBB COUNTY, TEXAS

STATE OF TEXAS >
COUNTY OF WEBB >

I, _____, 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 ____m. in volume _____, pages _____ of the plat records of said County.

DEPUTY: _____ COUNTY CLERK
WEBB COUNTY, TEXAS

SURVEYOR:
FLETES SURVEY COMPANY
Ruben Fletes, R.P.L.S.
P.O. Box 210
Kemp, Texas 75143

FINAL RE-PLAT

SEPTEMBER 28, 2015

ENGINEER:
CRANE ENGINEERING CORP.
1310 JUNCTION DRIVE SUITE B
LAREDO, TX 78041 956-712-1996
FIRM REGISTRATION NO. F-3353

OWNER:
GRACIELA C. BOTELLO
8104 STILLMEADOW COURT
LAREDO, TX 78045
(956) 727-4544

RE-PLAT OF:
EAST COUNTRY SUBDIVISION PHASE III
LOT 1, BLOCK 1 VOL. 23, PG. 98 W.C.P.R.
INTO LOTS 1A & 1B, BLOCK 1

02

AGENDA ITEM: IX- A	DATE: 12/03/15
APPLICANT: Fasken, Ltd	ENGINEER: Camacho- Hernandez & Associates.
REQUEST: Final reconsideration of the Replat of Villas San Agustin Unit 10. The intent is residential. The purpose of the reconsideration is to revise lot configurations and to comply with the Model Subdivision Rules.	
SITE: This 30.49 acre tract is located south of Bob Bullock Loop and east of Riverbank Drive. The zoning for this 114 lot development is R-2. This tract is located in District VII- CM. George Altgelt.	
PREVIOUS COMMISSION ACTION: This item was previously granted final approval by the Planning & Zoning Commission on 07/16/2015.	
PROPOSED ACTION: <u>THIS PLAT IS IN FULL COMPLIANCE WITH THE HOME MODEL RULES AND STAFF RECOMMENDS APPROVAL.</u>	

1472

PRIVATE AIRPORT INDUSTRIAL BL



EL GATO RD.

FM-3404

BOB BULLOCK LOOP 20



WORLD TRADE CENTER BRIDGE #4

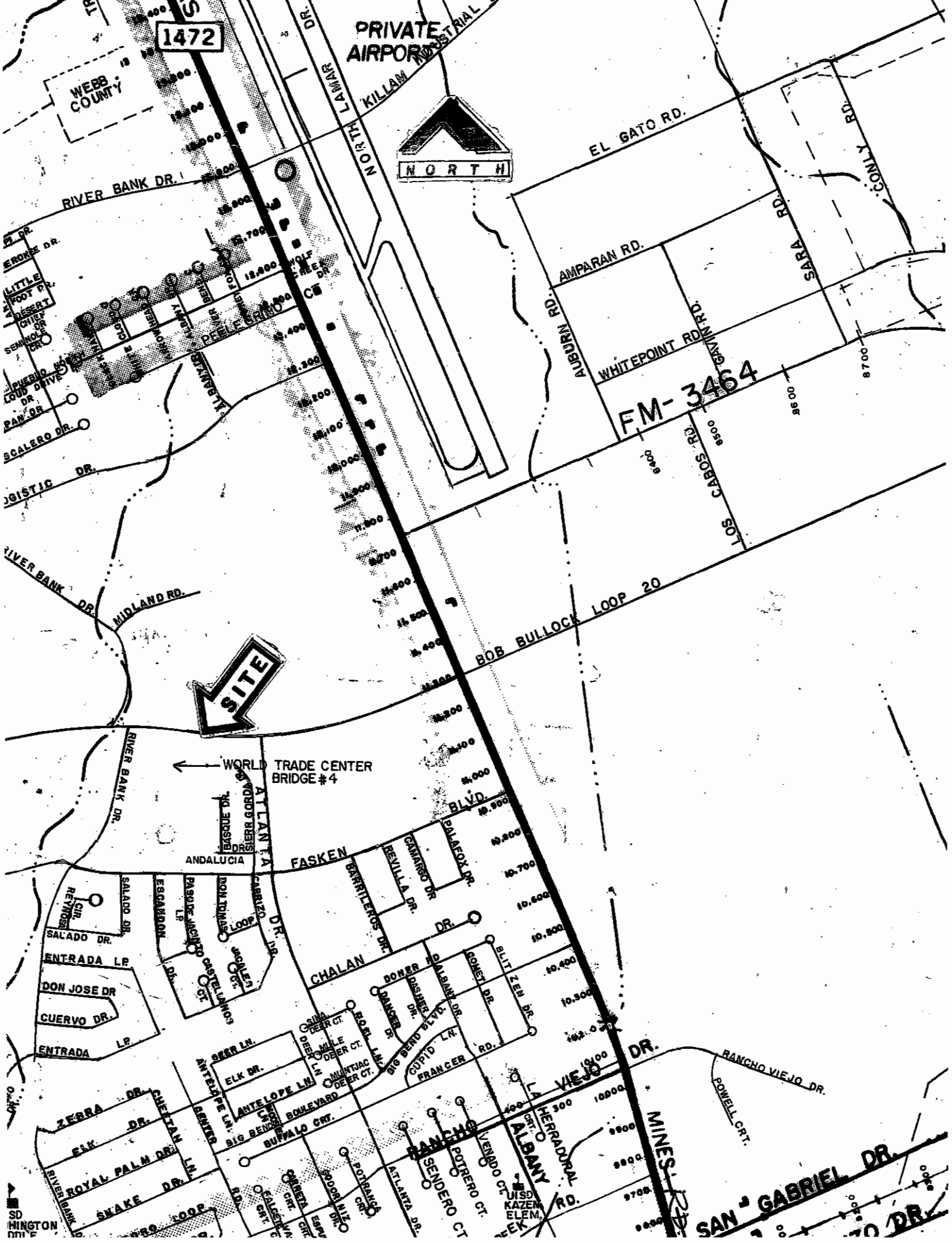
BLVD.

FASKEN

CHALAN

VIEJO DR.

SAN GABRIEL DR.



NOTES

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

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

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 TO SIERRA GORDA DRIVE IS PROHIBITED FROM THE FOLLOWING LOTS.

<u>LOT</u>	<u>BLOCK</u>
1	4

5. ACCESS TO ANDALUCIA DRIVE IS PROHIBITED FROM THE FOLLOWING LOTS.

<u>LOT</u>	<u>BLOCK</u>
1, 61	2

6. ACCESS TO BASQUE DRIVE IS PROHIBITED FROM THE FOLLOWING LOTS.

<u>LOT</u>	<u>BLOCK</u>
1, 8, 9, 18	3

7. ACCESS TO FASKEN BLVD. IS PROHIBITED FROM THE FOLLOWING LOTS.

<u>LOT</u>	<u>BLOCK</u>
1-16	4

8. ACCESS TO RIVERBANK DRIVE IS PROHIBITED FROM THE FOLLOWING LOTS.

<u>LOT</u>	<u>BLOCK</u>
3-18	1

9. LOTS 57, 58, AND 59, BLOCK 1 SHALL BE DESIGNATED AS OPEN SPACE LOTS (UNBUILDABLE). LOTS 58 AND 59 SHALL ALSO BE DESIGNATED AS A UTILITY AND DRAINAGE EASEMENT.

10. CONNECTION TO TxDOT RIGHT-OF-WAY FACILITIES (ROADWAY AND DRAINAGE) SHALL BE IN STRICT ACCORDANCE WITH TxDOT PERMIT REQUIREMENTS AND AS PER THE AREA OFFICE ENGINEER'S APPROVAL.

11. THE DRAINAGE CHANNEL WITHIN LOT 1, BLOCK 5, ARE SUBJECT TO A "STANDARD MAINTENANCE AND MONITORING AGREEMENT" BETWEEN THE CITY OF LAREDO AND MINES ROAD DEVELOPMENT, LTD., RECORDED IN DCC _____ OF THE WEBB COUNTY OFFICIAL PUBLIC RECORDS.

12. THE MASTER GRADING PLAN FOR VILLAS SAN AGUSTIN-UNIT 10 IS KEPT ON FILE WITH THE CITY ENGINEER'S OFFICE. THE MASTER GRADING PLAN SHOWS THE GENERAL PATTERN OF SURFACE RUNOFF ACROSS LOTS IN THE SUBDIVISION. ANY CHANGES IN GRADING PERFORMED BY EITHER BUILDERS AND/OR HOME OWNERS SHALL NOT MODIFY THE DRAINAGE PATTERNS WITHOUT THE WRITTEN CONSENT FROM THE CITY ENGINEER.

13. EITHER BUILDERS AND/OR HOME OWNERS SHALL NOT CHANGE THE GRADES OR CONSTRUCT ANY IMPROVEMENTS IN SUCH A WAY AS TO IMPEDE THE ESTABLISHED DRAINAGE FLOW AS INDICATED ON THE MASTER GRADING PLAN FOR VILLAS SAN AGUSTIN-UNIT 10. FENCES/WALLS WHICH HAVE THE POTENTIAL TO BLOCK DRAINAGE RUNOFF MUST BE CONSTRUCTED WITH ADEQUATE NUMBER AND SIZES OF OPENINGS TO PERMIT SURFACE RUNOFF TO CONTINUE TO FLOW AS SHOWN ON THE MASTER GRADING PLAN. A TYPICAL SOLID FENCE SECTION WITH THE REQUIRED OPENINGS AND SIZES IS PROVIDED ON THE VILLAS SAN AGUSTIN-UNIT 10 MASTER GRADING PLAN.

14. ALL IMPROVEMENTS AS PER SUBDIVISION ORDINANCE.

WATER SERVICE AGREEMENT

AGREEMENT REGARDING WATER SERVICE FOR THE PROPOSED VILLAS SAN AGUSTIN – UNIT 10 SUBDIVISION

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 Mines Road Development, Ltd., a Texas Limited Partnership, who is the owner of a tract of land in Webb County, Texas, that has been proposed to be divided into a subdivision known as Villas San Agustin – Unit 10 (the "Subdivision").

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 54,353 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 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.

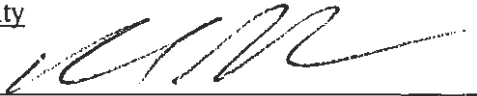
The Subdivider has paid the Utility the sum of \$ 65,383.00 which sum represents the total costs of water availability, annexation fees, water meters, and all membership or other fees associated with connecting the individual lots in the Subdivision to the Utility's water supply system.

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

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

This Agreement is effective on November 6, 2015.

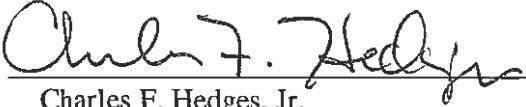
The Utility

By: 
Printed Name: Riazul I. Mia, P.E., C.F.M.
Office or Position: Utilities Department Director
Date: 11/13/15

The Subdivider

Mines Road Development, Ltd.
A Texas Limited Partnership

By: Its General Partner,
Fasken Management, LLC
A Texas Limited Liability Company

By: 
Charles F. Hedges, Jr.
Senior Vice President

Date: 11/16/15

WASTEWATER SERVICE AGREEMENT

AGREEMENT REGARDING WASTEWATER SERVICE FOR THE PROPOSED VILLAS SAN AGUSTIN – UNIT 10 SUBDIVISION

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 Mines Road Development, Ltd., a Texas Limited Partnership, who is the owner of a tract of land in Webb County, Texas, that has been proposed to be divided into a subdivision known as Villas San Agustin – Unit 10 (the "Subdivision").

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 41,810 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 \$ 15,200.50 which sum represents the total costs of annexation and other fees associated with connecting the individual lots in the Subdivision to the Utility's wastewater collection and treatment system.

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

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

This Agreement is effective on November 16, 2015.

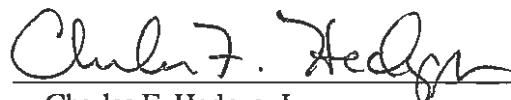
The Utility

By: 
Printed Name: Riazul I. Mia, P.E., C.F.M.
Office or Position: Utilities Department Director
Date: 11/13/15

The Subdivider

Mines Road Development, Ltd.
A Texas Limited Partnership

By: Its General Partner,
Fasken Management, LLC
A Texas Limited Liability Company

By: 
Charles F. Hedges, Jr.
Senior Vice President

Date: 11/16/15



CITY OF LAREDO

ENGINEERING DEPARTMENT

September 16, 2015

Mr. Arturo Camacho, P.E.
Camacho-Hernandez & Associates
Embassy Oaks, Suite 205
San Antonio, Texas 78216

VIA FAX: (210) 341-6300

RE: Villas San Agustin Subdivision, Unit 10.

Dear Mr. Camacho:

Construction plans for all street and storm drainage improvements have been reviewed and approved for the above referenced subdivision. **Be advised that this approval does not address any permit required by other Agencies.**

Approval of construction plans given by the City of Laredo Engineering Department is not intended to relieve the Owner / Developer, Engineer, and /or Contractor from compliance with the Subdivision Ordinance and Drainage Standards of the City of Laredo, Texas; and of any liabilities or responsibilities with respect to the design, construction, or operation of the project.

Also be advised that the above approval does not address the provisions of the Texas Architectural Barriers Act, Article 9102, Texas Civil Statutes, nor the requirements of the Americans with Disabilities Act (ADA), (P. L. 101-336), or any other state, local or federal requirement.

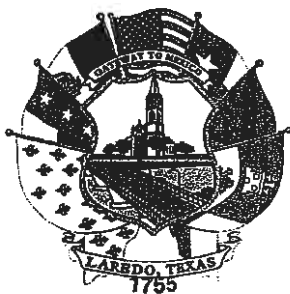
For more information on the above, contact Texas Department of Licensing and Regulation, P.O. Box 12157 Austin, Texas 78711 (512) 463-3211.

Should there be any questions, please call.

Sincerely,


Rogelio Rivera, P.E.
City Engineer

XC: Nathan R. Bratton, Planning Director.



CITY OF LAREDO

FIRE DEPARTMENT



Memorandum

TO: Nathan R. Bratton, Planning Director
FROM: Andres Jimenez Jr., Fire Marshal *Andres J Jr*
THRU: Steve E. Landin, Fire Chief *SE Landin*
DATE: August 11, 2015

A SITE DEVELOPMENT PLAN SHOWING AN ON-SITE FIRE PROTECTION SYSTEM INCLUDING RAISED PAVEMENT MARKERS, (BLUE) MUST BE REVIEWED AND APPROVED BY THE CITY OF LAREDO FIRE DEPARTMENT AT THE TIME OF ISSUANCE OF BUILDING PERMITS IN ACCORDANCE WITH NFPA 24. MORE FIRE HYDRANTS MAY BE NECESSARY DEPENDING ON THE LAYOUT OF THE STRUCTURE. ANY FIRE MAIN LINES TO BE USED FOR A BUILDING SPRINKLER SYSTEM SHALL BE INSTALLED BY A COMPANY WITH AN (R.M.E.) LICENSE ISSUED BY **THE STATE OF TEXAS 28 TAC §§ 34.700** FIRE APPARATUS ACCESS ROADS SHALL HAVE AN UNOBSTRUCTED WIDTH OF NOT LESS THAN 20 FEET. AND AN UNOBSTRUCTED VERTICAL CLEARANCE OF NOT LESS THAN 13 FEET 6 INCHES.

Plat of
Villas San Agustin Subdivision, Unit 10
(Gilpin Engineering Company)
(CH/ Camacho-Hernandez & Associates, LLC) 15-49

WE HAVE REVIEWED THE PLAT AND APPROVED AS SUBMITTED

CITY OF LAREDO
Water Utilities Department



TO: Nathan R. Bratton, Planning Director

DATE: September 15, 2015

FROM: Oscar Raygoza P.E., Civil Engineer II, Riazul I. Mia, P. E., CFM, Utilities Director

SUBJECT: PLAT APPROVAL

We recommend the approval of the following:

Villas San Agustin Unit 10
(A 30.49 acre tract)

Camacho-Hernandez & Associates

The above mentioned plat requires to pay the following fees before the plat is recorded:

YES	NO	
X		Water Availability
	X	Reimbursement Contract
X		Annexation (Ord. # 99-O-344), (97- O -317)
X		Water meters

The Utilities Department will be sending a letter notifying the applicant of the applicable fees once the Planning and Zoning Commission approves the final plat.

Xc: Teresa Esparza, City Engineering.
Camacho-Hernandez & Associates
File

CITY OF LAREDO
Water Utilities Department



TO: Rogelio Rivera, P.E. City Engineer

DATE: September 15, 2015

FROM: ^{O.P.} Oscar Raygoza P. E., Civil Engineer II, Riazul I. Mia, P. E., CFM, Utilities Director

SUBJECT: Letter of Credit-Villas San Agustin Unit 10

We have no objections in accepting the cost estimates for the water and wastewater improvements as submitted by Camacho-Hernandez & Associates for the above mentioned project.

We recommend approval of the letter of credit, if you have any questions please call at 721-2000.

TYPE OF SITE IMPROVEMENTS	ESTIMATED COST
Water Distribution System.....	Total \$ 240,142.00
Sanitary Sewer System	Total \$ 149,426.00

Xc: Teresa Esparza, City Engineering
Camacho-Hernandez & Associates
File



Pledge of Certificate of Deposit

Mines Road Development, Ltd. ("Subdivider") hereby pledges ("the Pledge") the following described Certificate of Deposit issued by International Bank of Commerce ("Bank") to the City of Laredo ("City"), 1110 Houston Street, Laredo, TX 78040, as security in lieu of construction in conjunction with Villas San Agustin - Unit 10 ("Subdivision").

Description of Certificate of Deposit Pledged:

Issuer	Account Number	Face Amount	Maturity Date	Amount Pledged
IBC Bank	2112455036	\$2,369,870.35	10/26/2015	\$2,369,870.35

"Bank" agrees to make "the Pledge" CD available to the City upon written demand accompanied by the presentment of a signed statement by the City Engineer that the funds so drawn are needed to pay for the completion of all or any of the following improvements:

TYPE OF IMPROVEMENTS	ESTIMATED COST
Street System	\$ 947,930.00
Sidewalks	\$ 130,035.00
Traffic System (Signage and Striping)	\$ 19,262.00
Water Distribution System	\$ 240,142.00
Sanitary Sewer System	\$ 149,426.00
Storm Sewer System	\$ 67,220.10
Storm Water Pollution Prevention Plan	\$ 21,240.00
Lot Grading	\$ 437,094.90
Street Lights	\$ 63,000.00
Others (Trees-Irrigation)	\$ 21,880.40
Testing (3%)	\$ 62,916.91
Engineering (10%)	\$ 209,723.04
TOTAL	\$ 2,369,870.35

"Subdivider" agrees to renew the "the Pledge" CD in like or greater face amount at terms of its choice until the improvements described above have been completed, inspected, and approved in writing by the City Engineer or, if earlier, until the "City" releases "the Pledge" in writing; provided, however, that "Subdivider" shall not be required to maintain or renew the "the Pledge" CD with respect to the "Subdivision" improvements described above in the event that it withdraws or vacates the plat filed in connection with

those "Subdivision" improvements prior to commencement of construction. In such event, "Subdivider" shall be required to maintain or renew "the Pledge" CD only with respect to the other (other than "Subdivision") improvements then secured thereby. During the term of "the Pledge" all interest payments will be made to and controlled by "Subdivider". If any valid claim by the "City" for funds hereunder result in any penalties for early redemption, such penalties will be borne solely by "Subdivider".

The "City" agrees to release "the Pledge" in writing no later than the date on which the improvements described above or otherwise secured by "the Pledge" CD have been completed, inspected and approved to the satisfaction of the City Engineer, or in the event that "Subdivider" withdraws or vacates the plat filed in connection with the "Subdivision" improvements described above, the "City" agrees to release "the Pledge" as of the date that such plat is withdrawn or vacated. It further agrees to release any specific CD, including any added by subsequent amendment to "the Pledge" that represents security in excess of the total improvements, including subsequent amendments, then covered by "the Pledge".

On written demand of the Office of the City Attorney, City of Laredo, Texas, with a certification from the City Engineer as to amount required, the "Bank" shall immediately pay the "City", the amount demanded. Such payments shall be made no later than the third day of presentation. Presentation means delivery of the written demand to the "Bank" either by person delivery or by fax to:

Letter of Credit Department

Attention: Wilfredo Martinez/Claudia Gonzalez

Fax #: (956) 726-6674

Please confirm via telephone # (956) 790-6520

"The Pledge" is in lieu of a letter of credit, and the obligation to pay on demand is intended to be exactly as required in a letter of credit.

"The Pledge" may be amended in writing at any time to add or delete specific CD's to add or delete specific improvements, or in any other manner mutually agreed to among the parties hereto provided, however, that any such amendment is in writing and is signed by each party of the original Pledge.

"Subdivider" shall indemnify and save harmless "Bank" and its officer, agents, employees servants, Attorney, partners, successors and assigns from all suits, actions, losses, damages, claims or liability of any character, type or description, including without limiting the generality of the foregoing, all expenses of litigation, court costs and attorney's fees for injury to any person, or injury to any property, received or sustained by any person or persons or property, arising out of any alleged actions, inactions, errors, and/or omissions performed or not performed by the "Bank" in connection with any aspect of "the Pledge" Agreement.


Agreed to this _____ day of _____ 2015

City of Laredo
A HOME RULE CITY

By: _____
Title: _____

"Bank"

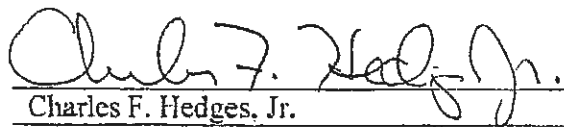
International Bank of Commerce

By: 

Gerald Schwebel
Title: Executive Vice President

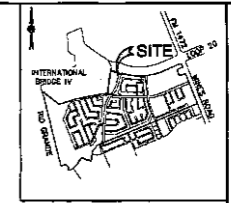
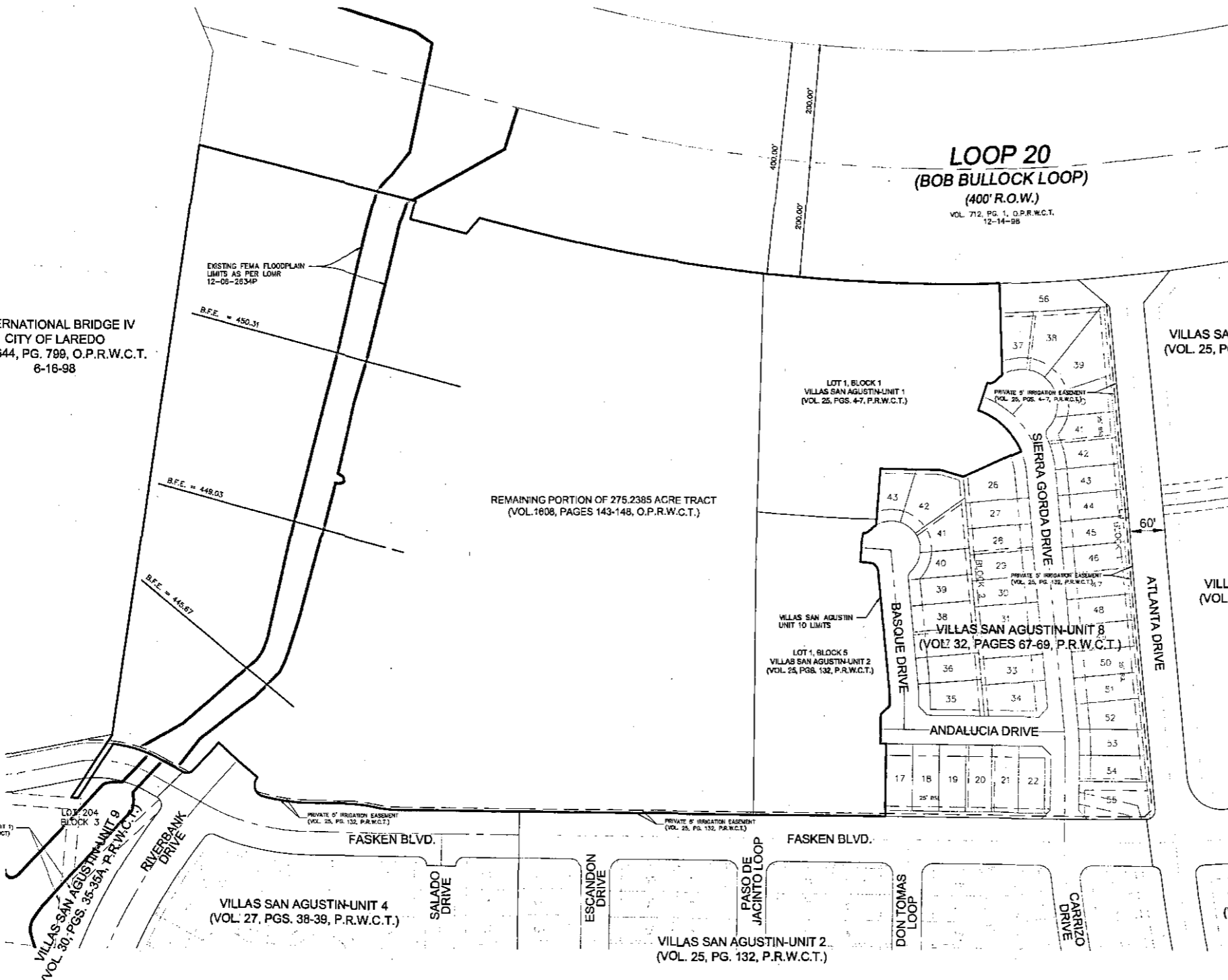
"Subdivider"

Mines Road Development, Ltd., a Texas Limited Partnership
By Fasken Management, LLC.
It's General Partner

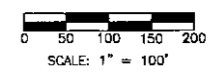
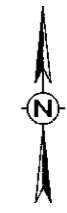
By: 

Charles F. Hedges, Jr.
Title: Senior Vice President

INTERNATIONAL BRIDGE IV
CITY OF LAREDO
VOL. 644, PG. 799, O.P.R.W.C.T.
6-16-98



LOCATION MAP
NOT TO SCALE



SCALE: 1" = 100'

LEGEND

- IRON PIN FOUND
- 1/2" IRON ROD W/ CAP SET
- R.O.W. RIGHT-OF-WAY
- B.S.L. BUILDING SETBACK LINE
- U.E. UTILITY EASEMENT

CH CAMACHO-HERNANDEZ & ASSOCIATES, LLC
Engineering - Planning - Transportation - Real Estate Services
416 Embassy Oaks, Suite 205
San Antonio, Texas 78218
Phone: (210) 341-8200, Fax: (210) 341-8300
TBE Firm No. F-8478

GILPIN ENGINEERING COMPANY
TABLE 1: Project Information
TABLE 2: Project Information
TABLE 3: Project Information
TABLE 4: Project Information
TABLE 5: Project Information
TABLE 6: Project Information
TABLE 7: Project Information
TABLE 8: Project Information
TABLE 9: Project Information
TABLE 10: Project Information

FINAL PLAT
VILLAS SAN AGUSTIN - UNIT 10
SUBDIVISION PLAT
LAREDO, TEXAS

AS PLATTED

LOT 1, BLOCK 1, VILLAS SAN AGUSTIN - UNIT 1 SUBDIVISION, RECORDED IN VOLUME 25, PAGES 4 - 7, OF THE WEBB COUNTY PLAT RECORDS AND LOT 1, BLOCK 5, VILLAS SAN AGUSTIN - UNIT 2 SUBDIVISION, RECORDED IN VOLUME 25, PAGE 132, OF THE WEBB COUNTY PLAT RECORDS, AND LOT 1, BLOCK 1, LOTS 1-3, BLOCK 2, VILLAS SAN AGUSTIN - UNIT 8 SUBDIVISION, RECORDED IN VOLUME 26, PAGE 90, OF THE WEBB COUNTY PLAT RECORDS.

OWNER & APPLICANT
MINES ROAD DEVELOPMENT, LTD.
CONTACT PERSON: BEN PUIG, P.E.
8333 MILO ROAD
LAREDO, TEXAS 78045
TEL: (956) 791-5000
FAX: (956) 791-5055

DATE: 11/6/18
DRAWN BY: P.N.
DESIGNED BY: P.N.
CHECKED BY: A.C.
REVIEWED BY: A.C.
PROJECT NUMBER: 38604-05

SHEET
1
OF 4

AGENDA ITEM: X- A	DATE: 12/03/15
APPLICANT: Las Misiones, A Texas General Partnership.	ENGINEER: Porras-Nance Engineering Co.
REQUEST: Final reconsideration of the Plat of Las Misiones Subdivision, Unit VI. The intent is residential. The purpose of the reconsideration is to comply with the Model Subdivision Rules.	
SITE: This 5.11 acre tract is located east of the proposed Las Misiones Boulevard and south of Toribio Drive. The zoning for this 36 lot development is R-1A. This tract is located in District II- CM. Esteban Rangel.	
PREVIOUS COMMISSION ACTION: This item was previously granted final approval by the Planning & Zoning Commission on 02/05/2015.	
<u>PROPOSED ACTION: THIS PLAT IS IN FULL COMPLIANCE WITH THE HOME MODEL RULES AND STAFF RECOMMENDS APPROVAL.</u>	

WATER SERVICE AGREEMENT

AGREEMENT REGARDING WATER SERVICE FOR THE PROPOSED LAS MISIONES SUBDIVISION, UNIT VI

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

The Subdivider is Aguero Management II, LLC who is the owner, or the authorized agent of the owner, of a tract of land in Webb County, Texas, that has been proposed to be divided into a subdivision (the Subdivision) Known Las Misiones Subdivision, Unit VI.

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 17,316 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 \$15,444 which sum represents the total costs 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 municipality whose approval is required.

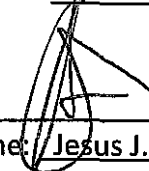
By affixing his or her signature to this Agreement, the person signing for the Utility warrants that he or she is authorized to sign this Agreement on behalf of the Utility. By affixing his or her signature to this Agreement, the person signing for the Subdivider warrants that he or she is authorized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

This Agreement is effective on 11/12, 2015.

The Utility

By: 
Printed Name: Riazul I. Mia, P.E., C.F.M.
Office or Position: Director Utilities Department
Date: 11/16/15

The Subdivider: Aguero Management II, LLC

By: 
Printed Name: Jesus J. Ruiz
Office or Position: Manager
Date: 11.12.2015

WASTEWATER SERVICE AGREEMENT

AGREEMENT REGARDING WASTEWATER SERVICE FOR THE PROPOSED LAS MISIONES SUBDIVISION, UNIT VI

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

The Subdivider is Aguero Management II, LLC who is the owner, or the authorized agent of the owner, of a tract of land in Webb County, Texas, that has been proposed to be divided into a subdivision (the Subdivision) know as Las Misiones Subdivision, Unit VI

TERMS: This Agreement is entered into in partial satisfaction of requirements under the Texas Water Development Board's Economically Distressed Areas Program Model Subdivision Rules. The Subdivider has prepared a plat of the subdivision for submission to the City of Laredo for its approval. The Subdivider plans to construct for the Subdivision a wastewater collection system to be connected to the Utility's wastewater collection and treatment system. Such wastewater will consist of domestic sewage, i.e., waterborne human waste and waste from domestic activities such as bathing, washing, and food preparation. The Utility has reviewed the plans for the Subdivision (the Plans) and has estimated the wastewater flow project from the Subdivision under fully built-out conditions (the projected wastewater flow) to be approximately 13,320 gallons daily.

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

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


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

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


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

This Agreement is effective on 11/12, 2015.

The Utility

By: 
Printed Name: Riazul I. Mia, P.E., C.F.M.
Office or Position: Director Utilities Department
Date: 11/16/15

The Subdivider: Aguero Management II, LLC

By: 
Printed Name: Jesus J. Ruiz
Office or Position: Manager
Date: 11-12-2015

CITY OF LAREDO
Water Utilities Department



TO: Rogelio Rivera, P.E. City Engineer

DATE: November 24, 2015

FROM: ^{O.R.} Oscar Raygoza, P.E., Civil Engineer II, Rjazul C. Mir, P.E., CFM, Utilities Director

SUBJECT: **INSPECTION REPORT**

Attached please find copies of inspection report for the following listed project. The water and wastewater service lines have been inspected as per plans and specifications. We recommend acceptance for the following project:

Las Misiones Subdivision Unit VI

Brother Materials LTD.

xc: Teresa Esparza, City Engineering
Porras Nance Engineering Company
Planning Department
Billing Department (5 single $\frac{3}{4}$ ", 16 double $\frac{3}{4}$ " water service taps)
File



CITY OF LAREDO
TRANSPORTATION DEPARTMENT
TRAFFIC SAFETY DIVISION
ACCEPTANCE REQUEST

To: Rogelio Rivera, PE - City Engineer
Attn: Teresa Esparza, EIT - Engineering Associate II

From: Sinai Castro, EIT - Engineering Associate II
Thru: Roberto Murillo, PE, PTOE - Traffic Safety Manager

Sinai Castro

Subject: Las Misiones Subdivision, Unit VI
Company: Porras Nance Engineering.

Date: October 15, 2015

The Traffic Safety Department has conducted an inspection at the subject location.
The following comments are provided:

- A letter of acceptance is recommended.

Should you have any questions, please call me at (956) 795-2550.



CITY OF LAREDO
Building Development Services
Engineering Division

November 17, 2015

Rogelio Rivera, P.E., R.P.L.S
City Engineer
Engineering Department
1110 Houston Street.
Laredo, Texas 78040

Ref: Las Misiones Subdivision, Phase VI
South Laredo Approximately 2500 LF South of State Hwy 359 and East of Las
Misiones Boulevard.
Laredo, TX 78043

A final inspection was performed on November 16, 2015 of the above referenced
subdivision, and the construction is in compliance according with the storm water
regulations.

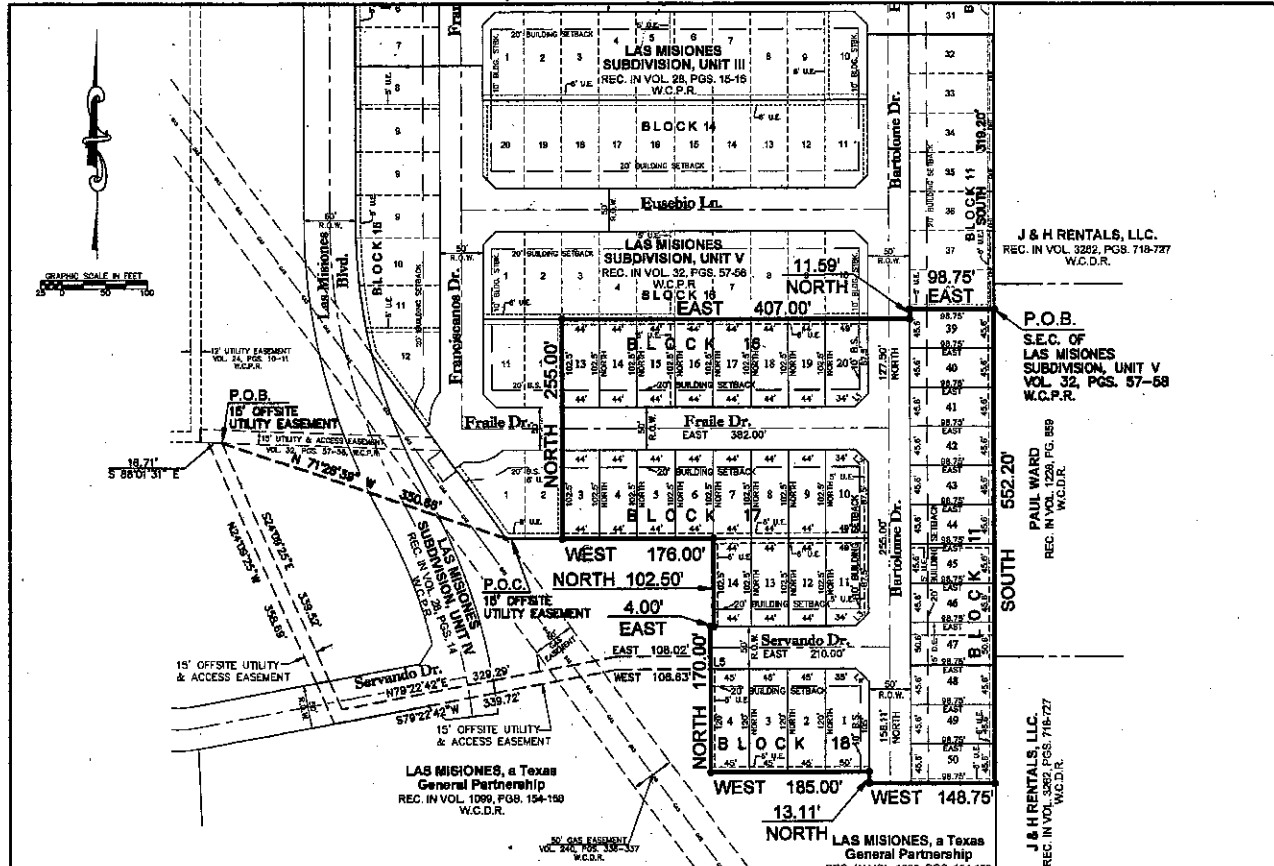
If you have any question, please do not hesitate to call me.

Sincerely,

Victor J. Linares, P.E. CFM
Environmental Engineer

NOTES:

- 1.- MAINTENANCE OF THE LANDSCAPING SHALL COMPLY WITH THE PROVISIONS OF APPENDIX F-2 OF SECTION 24-83 OF THE LAREDO LAND DEVELOPMENT CODE.
- 2.- NO FENCING OR PERMANENT WALL STRUCTURE MAY BE LOCATED WITHIN THE FRONT YARD SETBACK.
- 3.- DRIVEWAYS, SIDEWALKS AND TREES WILL BE INSTALLED AT THE TIME OF ISSUANCE OF BUILDING PERMITS IN ACCORDANCE WITH THE LAREDO LAND DEVELOPMENT CODE.
- 4.- NO MORE THAN ONE SINGLE FAMILY DETACH DWELLING UNIT SHALL BE LOCATED ON AN INDIVIDUAL LOT.
- 5.- NO GARAGE OR CARPORT WHICH RECEIVES ACCESS FROM THE SIDE YARD ON ANY CORNER LOT SHALL BE LOCATED LESS THAN 20 FEET FROM PROPERTY LINE.
- 6.- THE SETBACKS SHALL BE DETERMINED BASED ON THE CURRENT ZONING IN ACCORDANCE TO SECTION 24.77.1 OF THE LAREDO LAND DEVELOPMENT CODE.
- 7.- LOT 47, BLOCK 11; WILL HAVE SOME SURFACE WATER DRAINING ALONG THE 15' DRAINAGE EASMENT (EAST-WEST). HOME OWNER SHALL NOT CHANGE THE GRADES OR CONSTRUCT ANY IMPROVEMENTS IN SUCH MANNER THAT IMPEDES THE ESTABLISHED DRAINAGE FLOW



LOT AREAS

LOT AREA (S.F.)	LOT AREA (S.F.)
BLOCK 11	BLOCK 17
39 4,503	3 4,510
40 4,503	4 4,510
41 4,503	5 4,510
42 4,503	6 4,510
43 4,503	7 4,510
44 4,503	8 4,510
45 4,503	9 4,510
46 4,503	10 4,910
47 4,503	11 4,910
48 4,503	12 4,510
49 4,503	13 4,510
50 4,503	14 4,510
BLOCK 18	BLOCK 19
13 4,510	1 5,888
14 4,510	2 5,400
15 4,510	3 5,400
16 4,510	4 5,400
17 4,510	
18 4,510	
19 4,510	
20 4,510	

- NOTES**
- 1.- MAINTENANCE OF THE LANDSCAPING SHALL COMPLY WITH THE PROVISIONS OF APPENDIX F-2 OF SECTION 24-83 OF THE LAREDO LAND DEVELOPMENT CODE.
 - 2.- NO FENCING OR PERMANENT WALL STRUCTURE MAY BE LOCATED WITHIN THE FRONT YARD SETBACK.
 - 3.- DRIVEWAYS, SIDEWALKS AND TREES WILL BE INSTALLED AT THE TIME OF ISSUANCE OF BUILDING PERMITS IN ACCORDANCE WITH THE LAREDO LAND DEVELOPMENT CODE.
 - 4.- NO MORE THAN ONE SINGLE FAMILY DETACH DWELLING UNIT SHALL BE LOCATED ON AN INDIVIDUAL LOT.
 - 5.- NO GARAGE OR CARPORT WHICH RECEIVES ACCESS FROM THE SIDE YARD ON ANY CORNER LOT SHALL BE LOCATED LESS THAN 20 FEET FROM PROPERTY LINE.
 - 6.- THE SETBACKS SHALL BE DETERMINED BASED ON THE CURRENT ZONING IN ACCORDANCE TO SECTION 24-77.1 OF THE LAREDO LAND DEVELOPMENT CODE.
 - 7.- LOT 47, BLOCK 11, WILL HAVE SOME SURFACE WATER DRAINING ALONG THE 15' DRAINAGE EASEMENT (EAST-WEST). HOME OWNER SHALL NOT CHANGE THE GRADES OR CONSTRUCT ANY IMPROVEMENTS IN SUCH MANNER THAT IMPEDES THE ESTABLISHED DRAINAGE FLOW.

METES AND BOUNDS DESCRIPTION

5.11 ACRE TRACT
Being out and part of
Parcel 32 - Abstract 296 - Antonio Treviño, Original Grantee
within the limits of the
City of Laredo, Webb County, Texas

BEING a 5.11 Acre tract of land, more or less, situated in Porcion 32, Abstract 296, Antonio Treviño, Original Grantee, within the limits of the City of Laredo, in Webb County, Texas, sold 5.11 Acre tract being out of a 98.5533 Acre tract, described in Warranty Deed dated in September 5, 2001 conveyed by Simona G. Covatos, Juan A. Covatos and Ricardo Covatos to LAS MISIONES, a Texas General Partnership and Recorded in Volume 1096, Pages 154-158 of the Deed Records of Webb County, Texas; and more particularly described by metes and bounds as follows, to wit:

BEGINS at a found 1/2" iron rod for a point of reference, being the most Southern Northwest corner of Las Misiones Subdivision, Unit V, as recorded in Volume 32, Pages 57-58 of the Webb County Plot Records, and going North 71°28'30" West, 350.66 feet to the most Northern Northwest corner of the herein described tract and the POINT OF BEGINNING.

THENCE South 24°08'25" East, 335.92 feet, to an interior deflection corner the left of the herein described tract;

THENCE North 79°22'42" East, 335.29 feet, to an exterior deflection corner the right of the herein described tract;

THENCE East, 108.02 feet, to the most Easterly Northeast corner of the herein described tract;

THENCE South, 15.00 feet, to the Southeast corner of the herein described tract;

THENCE West, 108.63 feet, to an interior deflection corner to the left of the herein described tract;

THENCE South 79°22'42" West, 339.72 feet, to an exterior deflection corner the right of the herein described tract;

THENCE North 24°08'25" West, 350.66 feet, to the Northwest corner of the herein described tract;

THENCE South 80°01'31" East, 16.71 feet, to the most Northern Northwest corner of the herein described tract and the POINT OF BEGINNING.

Scale of Bearings:
Las Misiones Subdivision, Unit V, as recorded in Volume 32, Pages 57-58 of the Webb County Plot Records.

LINE DATA

CLIP	DISTANCE	BEARING
L1	21.21'	N 45°00'00" E
L2	21.21'	S 45°00'00" E
L3	21.21'	N 45°00'00" E
L4	21.21'	S 45°00'00" E
L5	15.00'	SOUTH

15' OFFSITE UTILITY & ACCESS EASEMENT

0.2724 ACRE TRACT
Being out and part of
Parcel 32 - Abstract 296 - Antonio Treviño, Original Grantee
within the limits of the
City of Laredo, Webb County, Texas

Being a 0.2724 Acre tract of land, more or less, situated in Porcion 32, Abstract 296, Antonio Treviño, Original Grantee, within the limits of the City of Laredo, in Webb County, Texas, sold 0.2724 Acre tract being out of a 98.5533 Acre tract, described in Warranty Deed dated in September 5, 2001 conveyed by Simona G. Covatos, Juan A. Covatos and Ricardo Covatos to LAS MISIONES, a Texas General Partnership and Recorded in Volume 1096, Pages 154-158 of the Deed Records of Webb County, Texas; and more particularly described by metes and bounds as follows, to wit:

COMMENCING at a found 1/2" iron rod for a point of reference, being the most Southern Northwest corner of Las Misiones Subdivision, Unit V, as recorded in Volume 32, Pages 57-58 of the Webb County Plot Records, and going North 71°28'30" West, 350.66 feet to the most Northern Northwest corner of the herein described tract and the POINT OF BEGINNING.

THENCE South 24°08'25" East, 335.92 feet, to an interior deflection corner the left of the herein described tract;

THENCE North 79°22'42" East, 335.29 feet, to an exterior deflection corner the right of the herein described tract;

THENCE East, 108.02 feet, to the most Easterly Northeast corner of the herein described tract;

THENCE South, 15.00 feet, to the Southeast corner of the herein described tract;

THENCE West, 108.63 feet, to an interior deflection corner to the left of the herein described tract;

THENCE South 79°22'42" West, 339.72 feet, to an exterior deflection corner the right of the herein described tract;

THENCE North 24°08'25" West, 350.66 feet, to the Northwest corner of the herein described tract;

THENCE South 80°01'31" East, 16.71 feet, to the most Northern Northwest corner of the herein described tract and the POINT OF BEGINNING.

Scale of Bearings:
Las Misiones Subdivision, Unit V, as recorded in Volume 32, Pages 57-58 of the Webb County Plot Records.

GRAPHIC SCALE IN FEET
0 50 100 200

VERTICAL SCALE
HORIZONTAL SCALE: 1"=100'
DRAWN: R.B.
CHECKED: T.P.N./W.N.
APPROVED: R.B./W.N.
FIELD BOOK: —

LEGEND:
R.O.W. RIGHT OF WAY
P.O.B. POINT OF BEGINNING
W.C.P.A. WEBB COUNTY PLAT RECORDS
W.C.D.R. WEBB COUNTY DEED RECORDS
S.S. BUILDING SETBACK
U.E. UTILITY EASEMENT
W.L. WATER LINE
S.S.L. SANITARY SEWER LINE
● 1/2" IRON ROD

DATE: 12-23-2014
REVISIONS: 11-10-2015

PORRAS NANCE ENGINEERING

304 E. CALTON RD.
LAREDO, TEXAS 78041
TBP# F-6205
TBP# F-101888
OFFICE (956) 724-3097
www.porrasnance.com

OWNER:
AQUERO MANAGEMENT II, LLC
9114 McPHERSON RD.
SUITE 2913
LAREDO, TEXAS 78045
(956) 237-7980

ENGINEER/SURVEYOR:
PORRAS NANCE ENGINEERING
304 E. CALTON RD.
P.O. BOX 1870
LAREDO, TEXAS 78044
(956) 724-3097 PH
(956) 724-8208 FX

PROJECT DATA:
ACRES: 5.11 ACRES
LOTS: 36 LOTS
R.O.W.: 90'
S/B: 31'

PLAT OF:
LAS MISIONES SUBDIVISION UNIT VI
5.11 ACRE TRACT
OUT OF LAS MISIONES, A TEXAS GENERAL PARTNERSHIP 98.5533 ACRE TRACT
AS REC. IN VOLUME 1096, PAGES 154-158 W.C.D.R.
PORCION 32 - ABSTRACT 296, ANTONIO TREVIÑO, ORIGINAL GRANTEE
CITY OF LAREDO, WEBB COUNTY, TEXAS

SHEET:
1 OF 2

CERTIFICATE OF OWNER

STATE OF TEXAS §
COUNTY OF WEBB §

I, JESUS J. RUIZ, MANAGER OF AQUERO MANAGEMENT II, LLC, OWNER OF THE LAND SHOWN ON THIS PLAT AND DESIGNATED HEREIN AS LAS MISIONES SUBDIVISION, UNIT VI, IN THE CITY OF LAREDO, COUNTY OF WEBB, TEXAS AND WHOSE NAME IS SUBSCRIBED HERETO, HEREBY DEDICATE TO THE USE OF THE PUBLIC FOREVER ALL STREETS, DRAINS, EASEMENTS AND PUBLIC PLACES THEREON SHOWN FOR THE PURPOSE AND CONSIDERATION THEREIN EXPRESSED.

JESUS J. RUIZ
MANAGER

11/19/2015
DATE

CERTIFICATE OF NOTARY PUBLIC

STATE OF TEXAS §
COUNTY OF WEBB §

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED JESUS J. RUIZ, MANAGER OF AQUERO MANAGEMENT II, LLC, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT AND ACKNOWLEDGED TO ME THAT THEY EXECUTED THE SAME FOR THE PURPOSE AND CONSIDERATIONS THEREIN STATED. GIVEN UNDER MY HAND AND SEAL OF OFFICE, THIS 19 DAY OF NOV., 2015.

Jana D. Ayala
NOTARY PUBLIC
WEBB COUNTY, TEXAS
My Commission Expires the 20th day of 2017

PAUL WARD
REC. IN VOL. 1228, PGS. 889
W.C.D.R.

CERTIFICATE OF OWNER

STATE OF TEXAS §
COUNTY OF WEBB §

WE, CESARRO R. PORRAS AND RENE SOLIS, CO-MANAGERS OF LAS MISIONES, A TEXAS GENERAL PARTNERSHIP, OWNER OF THE LAND SHOWN ON THIS PLAT AND DESIGNATED HEREIN AS LAS MISIONES SUBDIVISION, UNIT VI, IN THE CITY OF LAREDO, COUNTY OF WEBB, TEXAS AND WHOSE NAME IS SUBSCRIBED HERETO, HEREBY DEDICATE TO THE USE OF THE PUBLIC FOREVER ALL STREETS, DRAINS, EASEMENTS AND PUBLIC PLACES THEREON SHOWN FOR THE PURPOSE AND CONSIDERATION THEREIN EXPRESSED.

Cesarro R. Porras
CO-MANAGER OF LAS MISIONES
A TEXAS GENERAL PARTNERSHIP

11/20/2015
DATE

RENE SOLIS
CO-MANAGER OF LAS MISIONES
A TEXAS GENERAL PARTNERSHIP

11/20/2015
DATE

FRAN D. AYALA
MY COMMISSION EXPIRES
July 1, 2016

CERTIFICATE OF NOTARY PUBLIC

STATE OF TEXAS §
COUNTY OF WEBB §

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED CESARRO R. PORRAS AND RENE SOLIS, CO-MANAGERS OF LAS MISIONES, A TEXAS GENERAL PARTNERSHIP, KNOWN TO ME TO BE THE PERSONS WHOSE NAMES ARE SUBSCRIBED TO THE FOREGOING INSTRUMENT AND ACKNOWLEDGED TO ME THAT THEY EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN STATED. GIVEN UNDER MY HAND AND SEAL OF OFFICE, THIS 20 DAY OF Nov., 2015.

Jana D. Ayala
NOTARY PUBLIC
WEBB COUNTY, TEXAS
My Commission Expires the 20th day of 2017

CERTIFICATE OF ENGINEER

STATE OF TEXAS §
COUNTY OF WEBB §

I, ROGELIO BALDAZO, THE UNDERSIGNED LICENSED 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 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.

Rogelio Baldazo
LICENSED PROFESSIONAL ENGINEER
TEXAS REG. NO. 92652

11/10/2015
DATE

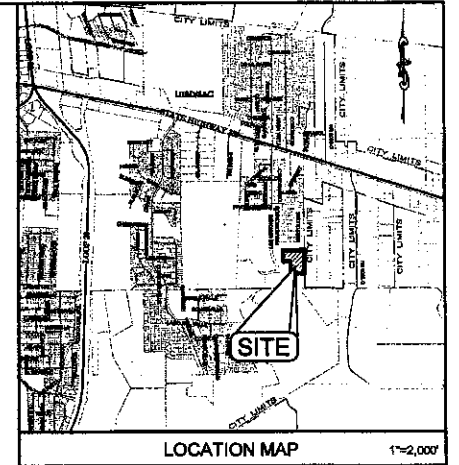
CERTIFICATE OF SURVEYOR

STATE OF TEXAS §
COUNTY OF WEBB §

I, WAYNE NANCE, THE UNDERSIGNED REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF TEXAS, HEREBY CERTIFY THAT THIS PLAT IS TRUE AND CORRECT AND WAS PREPARED FROM AN ACTUAL SURVEY OF THE PROPERTY MADE UNDER MY PERSONAL SUPERVISION AND THAT THE CORNER MONUMENTS SHOWN THEREON WERE PROPERLY PLACED UNDER MY SUPERVISION.

Wayne Nance
REGISTERED PROFESSIONAL LAND SURVEYOR
TEXAS REG. NO. 6235

11/10/15
DATE



CERTIFICATE OF CITY ENGINEER

STATE OF TEXAS §
COUNTY OF WEBB §

I HAVE REVIEWED THIS PLAT AND ACCOMPANYING CONSTRUCTION DRAWINGS IDENTIFIED AS LAS MISIONES SUBDIVISION, UNIT VI, PREPARED BY ROGELIO BALDAZO, LICENSED PROFESSIONAL ENGINEER No. 92652, AND DATED THE 20 DAY OF NOVEMBER, 2015, WITH THE LAST REVISED DATE ON 11/20/2015, AND HAVE FOUND THEM IN THE COMPLIANCE WITH THE SUBDIVISION ORDINANCE OF THE CITY OF LAREDO, TEXAS.

ROGELIO RIVERA, P.E.
CITY ENGINEER

DATE

PLANNING COMMISSION APPROVAL

STATE OF TEXAS §
COUNTY OF WEBB §

THIS PLAT, LAS MISIONES SUBDIVISION, UNIT VI, HAS BEEN SUBMITTED TO AND CONSIDERED BY THE PLANNING COMMISSION OF THE CITY OF LAREDO, TEXAS, AND IS HEREBY APPROVED BY SUCH COMMISSION ON ___ DAY OF ___ 20__.

JESSE GONZALEZ
INTERIM-CHAIRMAN

DATE

ATTESTMENT OF PLANNING COMMISSION APPROVAL

STATE OF TEXAS §
COUNTY OF WEBB §

THE CITY OF LAREDO PLANNING COMMISSION APPROVED THE FILING FOR RECORD OF THIS PLAT AT A PUBLIC MEETING HELD ON THE ___ DAY OF ___ 20__ THE MINUTES OF SAID MEETING REFLECT SAID APPROVAL.

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

DATE

CERTIFICATE OF COUNTY CLERK

STATE OF TEXAS §
COUNTY OF WEBB §

I, MARCE RAMIREZ IBARRA, CLERK OF THE COUNTY COURT IN AND FOR WEBB COUNTY, DO HEREBY CERTIFY THE FOREGOING INSTRUMENT DATED THE ___ DAY OF ___ 20__ WITH ITS CERTIFICATE OF AUTHENTICATION WAS FILED FOR RECORD IN MY OFFICE ON THE ___ DAY OF ___ 20__ AT ___ O'CLOCK ___ M IN VOLUME ___ PAGE ___ OF THE MAP RECORD OF SAID COUNTY.

DEPUTY

FILED FOR RECORD AT ___ O'CLOCK ___ M ON THE ___ DAY OF ___ 20__

DEPUTY

COUNTY CLERK
WEBB COUNTY, TEXAS

COUNTY CLERK
WEBB COUNTY, TEXAS