

CITY OF LAREDO

LAREDO INTERNATIONAL AIRPORT NOTICE

Public Sale of Non-Aeronautical Use Building

The City of Laredo invites interested parties to submit bids for the sale of Non-Aeronautical Use Building. The surface only of Block No. 10 of the Subdivision Plat of the Laredo Airport Building No. 55 and consisting of approximately 8,640 square feet, more or less, located at 4818 Thomas Avenue at the Laredo International Airport. Building No. 55 is situated on an approximate 32,552 square foot tract of land, located at the corner of Thomas Avenue to the east and at Sandman Street to the north. The minimum acceptable bid amount is Five Hundred Seventy One Thousand Five Hundred Dollars (\$571,500.00), the appraised fair market value.

LOCATION, LOCATION, LOCATION

The subject tract of land is located next to Laredo Little Theater and near Laredo Medical Center, University of Texas Health Science Center Laredo Campus, Gateway Community Health Center, and other medical facilities.

Sealed bids will be **received no later than 5:00 p.m., Central Standard Time, on Thursday, September 15, 2016**, at the City Secretary's Office located on the third floor of City Hall, 1110 Houston Street, Laredo, Texas, 78040. Bids will be opened and read to the public at 10:00 a.m., Central Standard Time, on Friday, September 16, 2016.

To obtain a copy of the bid specifications or to inspect the subject property, please contact Elsy D. Borgstedte at the Airport Director's Office at 5210 Bob Bullock Loop, Airport Passenger Terminal, 2nd floor, or by downloading from our website: www.cityoflaredo.com/Bids

Please submit one original signature Bid document and four copies.
Bids are to be submitted in a sealed envelope clearly marked:

BID: PUBLIC SALE OF AIRPORT BUILDING NO. 55

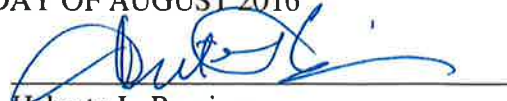
Bids are to be mailed:
City of Laredo-City Secretary
City Hall 3rd Floor
P.O. Box 579
Laredo, Texas 78043-0579

Hand Delivered:
City of Laredo-City Secretary
City Hall 3rd Floor
1110 Houston St.
Laredo, Texas 78040

The right is reserved by the City of Laredo to reject any and all bids and to waive any and/or all deficiencies and/or technicalities as well as the right to determine the bid most advantageous to the City.

WITNESS MY HAND AND SEAL, THIS 22 DAY OF AUGUST 2016

Publication Dates:
August 27, 2016
September 3, 2016


Heberto L. Ramirez
City Secretary

CITY OF LAREDO

LAREDO INTERNATIONAL AIRPORT BID SPECIFICATIONS

Public Sale of Non-Aeronautical Use Building

**Building No. 55
Located at 4818 Thomas Avenue
Laredo, Texas 78041**

TERMS AND CONDITIONS

The City of Laredo is soliciting bids on the hereinafter described property:

1. Property:

Notice is hereby given that the City of Laredo is now accepting sealed bids for the sale of the hereinafter described property, being:

The surface only of Block No. 10 of the Subdivision Plat of the Laredo Airport Building No. 55 and consisting of approximately 8,640 square feet, more or less, located at 4818 Thomas Avenue at the Laredo International Airport. Building No. 55 is situated on an approximate 32,552 square foot tract of land, located at the corner of Thomas Avenue to the east and at Sandman Street to the north, being more fully described in Exhibit 1 attached hereto.

The conveyance will be made subject to the easements (visible and apparent) and improvements located on the subject tract of land, and the City of Laredo and other utility companies retain the right of access and maintain existing utility easements located on the subject property. And the conveyance will be made subject to the restrictions, conditions and covenants set forth below.

The successful bidder shall have the right to relocate such easements as it may wish after closing, only with the permission of the City of Laredo and the other utility companies using such existing easement or easements located on the subject tract of land, and provided that any such relocation does not disrupt service to other properties; and the successful bidder shall bear any expense resulting from the relocation of any utility service

2. Minimum Acceptable Bid

The minimum acceptable bid amount is Five Hundred Seventy One Thousand Five Hundred Dollars (\$571,500.00). The bid amount shall be paid on the date of closing on the purchase and sale contract; successful bidder shall sign the purchase and sale contract within five (5) days from bidder's receipt of award notification.

3. Bid Deposit:

A bid deposit in the amount of Ten Thousand Dollars (\$10,000.00) in the form of a Cashier's Check, or Bank Money Order, payable to the City of Laredo, must be submitted with the bid as a security and guarantee that the successful bidder will enter into a purchase and sale contract. If the bidder is successful, said bid deposit will be credited toward that part of the purchase price described in Section 2. If bidder should fail to sign the purchase and sale contract and pay the amount of its bid offer as required by Section 2, said bid deposit will automatically be forfeited to the City.

Bid deposits of the unsuccessful bidders will be returned by no later than sixty (60) days from the date the City gives notice of award to the successful bidder. The retention of the bid deposits is intended to afford the unsuccessful bidders the opportunity to remain eligible to purchase the subject property, in the event that the successful bidder fails to sign the purchase and sale contract within five (5) days from bidder's receipt of award notification.

4. Purchase and sale contract date and closing date

Following notice of award of its bid, the successful bidder and City will enter into a purchase and sale contract, for the purchase of the property by the bidder.

The purchase and sale contract between the parties shall be signed not more than five (5) days from the date the bidder receives notification of award, and the bidder shall, at time of signing the contract, and solely as consideration for the City entering into the contract, pay to City the cash part of bidder's offer as required by Section 2, above. The bid deposit of \$10,000.00 will be credited toward that initial cash payment. **The said initial cash payment is not an escrow payment, and is nonrefundable for any reason, the said amount being the agreed consideration required by City for entering into the purchase and sale contract.** The purchase and sale contract shall specify that the closing date on the contract as required by Section 2, above:

1. Bidder shall pay the balance of its bid to the City
2. City will deliver a general warranty deed of "the surface only" of the property to the bidder, subject to the restrictions, conditions and covenants specified herein
3. City will deliver to bidder an owner's policy of the title insurance in total bid amount and the cost of such title insurance shall be paid by bidder.

5. "AS IS" Condition:

The property will be sold in "**AS IS**" condition. No allowance or any deduction upon any grounds will be considered after bids have been opened. The purchaser shall have no claims against the City of Laredo for any defects or other condition of property, including any and all environmental conditions or deficiencies.

The successful bidder shall indemnify and hold the City of Laredo harmless in the event adverse environmental conditions are found on the subject property. Bidders are therefore urged to inspect the property offered for sale for themselves. Failure to do so, however, shall not impair or affect any of the terms of this agreement.

6. Replat:

Any replatting of the subject property shall be the responsibility and expense of the successful bidder, to include the expense to relocate, upgrade and extend utility services to the successful bidder's service requirements.

7. Federal Aviation Administration Mandated Provisions:

a. The Airport Owner, City of Laredo, Texas, reserves unto itself, its successors and assigns, for the use and benefit of the public its right of flight for the passage of aircraft in the airspace above the surface of the real property herein described, together with the right to cause in said airspace such noise as may be inherent in the operation of aircraft, now known or hereafter used, for navigation of or flight in the said airspace, and for use of said airspace for landing on, taking off from, or operating on the Laredo International Airport.

b. The Airport Owner, City of Laredo, Texas, reserves to itself, its successors and assigns, for the use and benefit of the public, a continuing right and easement over the land conveyed and to take any action it deems necessary to prevent the construction, erection, alteration or growth of any structure, tree or other object in the vicinity of the runways at Laredo International Airport which would constitute an obstruction to air navigation according to the criteria or standards prescribed in Subpart C of Part 77 of the Federal Aviation Regulations.

c. The Buyer expressly agrees for itself, its successors and assigns to prevent any use of the real property described herein which would interfere with landing or taking off of aircraft at the Laredo International Airport, or which would otherwise constitute an airport hazard.

8. Declaration of Restrictions, Conditions and Covenants:

The property above shall be subject to the Declaration of Restrictions, Conditions and Covenants, hereinafter referred to as "the Declaration", a copy of which is attached hereto as Exhibit 2. Buyer's conformity to the Declaration, including its architectural guidelines standards, shall be subject to review by the Airport Advisory Board, and subject to approval or disapproval of the City Council of the City of Laredo. Bidder should read carefully the said Declaration attached hereto as Exhibit 2.

It is further recommended that the bidder research public files to inform themselves should the property be subject to the Restrictions, Conditions and Covenants.

9. Bidder's Responsibility to see that it complies with the terms of these bid Specifications.

The bidder will be solely responsible for the preparation, accuracy and correctness of its bid offer, and of its ability and willingness to comply with all the terms of these bid specifications if its bid should be accepted by the City. It will be the duty of each bidder to see that its bid is delivered by the time and to the place prescribed in this invitation. Bids received prior to the time of opening will be securely kept unopened.

10. Bid ineligibility

No responsibility will attached to, or be attributed to, any employee of the Seller for his or her premature opening of a bid not properly addressed, identified and submitted as such. No telegraphed or telegram bid will be considered.
NO CITY EMPLOYEE MAY SUBMIT A BID.

11. Bid Withdrawal:

Any bid may be withdrawn by written request which is either (1) conveyed by personal delivery, (2) by certified or registered mail, return receipt requested addressed and directed to the City Secretary, and provided that such request is received by the City from the withdrawing bidder not later than 5:00 p.m. of the day prior to the day fixed for opening of the bids. Bids properly withdrawn will not be opened, but returned to the withdrawing bidder. Any such withdrawal of bid must be clearly and easily identified as follows "**TO CITY SECRETARY: NOTICE OF WITHDRAWAL OF BID FOR PURCHASE OF AIRPORT BUILDING NO. 55 LOCATED AT 4818 THOMAS AVENUE**"

12. When bid may not be withdrawn

No bid may be withdrawn after the date and time specified in Section 11.

13. Bid Opening:

At the date and time for the public opening of bids, their contents will be made public.

14. Incomplete bids or ineligible bids

Any incomplete bid (i.e. one unsigned or having an insufficient bid deposit or other basic defect) or any late bid will not be considered, and will be returned to the party who or which submitted the same. Any bid submitted by facsimile transmission is unacceptable and ineligible.

The City may reject a bid if:

- (a) Bidder misstates or conceals any material fact in the bid.

BID SPECIFICATIONS – SALE OF AIRPORT PROPERTY
BUILDING NO. 55 LOCATED AT 4818 THOMAS AVE

- (b) Bid does not strictly conform to the law or the requirements of the bid.
- (c) Bidder is in arrears on existing contracts or taxes with the City of Laredo.
- (d) If bids are conditional. Bidder may qualify their bid for acceptance by the City on an "ALL OR NONE" basis. An "ALL OR NONE" basis bid must include all items in the specifications.
- (e) In the event that a bidder is delinquent in the payment of City taxes on the day the bids are opened, including state and local taxes, such fact shall constitute grounds for rejection of the bid or cancellation of the contract. A bidder is considered delinquent, regardless of any contract or agreed judgments to pay such delinquent taxes.
- (f) No bid submitted herein shall be considered unless the bidder warrants that, upon execution of a contract with the City of Laredo, bidder will not engage in employment practices such as discriminating against employees because of race, color, sex, creed, or national origin. Bidder will submit such reports as the City may therefore require assuring compliance with said practices.
- (g) The City may reject all bids or any part of a bid whenever it is deemed necessary.
- (h) The City may waive any minor informalities or irregularities in any bid.

15. If two or more bids are equal

When two or more bids are equal, the award will be determined by City Council.

16. Award Notification:

Notice by the City of Laredo of acceptance of successful bid shall be deemed to have been sufficiently given when mailed in a certified postage paid envelope to the bidder at the address indicated in its bid.

17. Bid Rejection by City:

Any bid may be rejected for failure to disclose all the principals of the bidder, i.e. the names of the partners in a bidder which is a general or limited partnership, and the names of all venturers in a joint venture.

18. Right reserved in City of Laredo

The City of Laredo reserves the right to reject any and all bids and to waive any and/or all deficiencies and/or technicalities, as well as the right to determine the bid most advantageous to the City. Moreover, the City of Laredo reserves the right to reject any bid which contains any "Conditions Precedent to Closing" from the bidder.

19. Bid Form:

Sealed bids must be submitted on, and may only be submitted on, the Bid Form provided by the City. One (1) original and four (4) copies are required. The Bid Form is attached to these bid specifications as Tab B.

(Any reference to "days" in this document shall mean calendar days)

20. Submission of bid form

Bidders shall submit one (1) original bid package with four (4) copies.

Bids are to be submitted in a sealed envelope clearly marked:

BID: PUBLIC SALE OF AIRPORT BUILDING NO. 55

Bids are to be mailed:
City of Laredo-City Secretary
City Hall 3rd Floor
P.O. Box 579
Laredo, Texas 78043-0579

Hand Delivered:
City of Laredo-City Secretary
City Hall 3rd Floor
1110 Houston St.
Laredo, Texas 78040

Sealed bids will be received no later than **5:00 p.m., Central Standard Time, on Thursday, September 15, 2016**, at the City Secretary's Office located on the third floor of City Hall, 1110 Houston Street, Laredo, Texas, 78040. Bids will be opened and read to the public at 10:00 a.m., Central Standard Time, on Friday, September 16, 2016.

21. Required Format and Contents of Bid Submission

For a bid to be considered it must contain the following information:

- Tab A Company Information Questionnaire**
- Tab B Signed Bid Form**
- Tab C Conflict of Interest Questionnaire**
- Tab D Non-Collusive Affidavit**
- Tab E Discretionary Contract Disclosure**
- Tab F Certificate of Interest Parties**

Tab A Bidder Information Questionnaire

Bidder Information/Business Questionnaire:
Please complete all information requested below and submit with your bid package

“The undersigned affirms that they are duly authorized to execute this contract, that this company, corporation, firm, partnership or individual has not prepared this bid in collusion with any other bidder, and that the contents of this bid as to prices, terms or conditions of said bid have not been communicated by the undersigned nor by any employee or agent to any other person engaged in this type of business prior to the official opening of this request. By submitting this bid the vendor agrees to the City of Laredo specifications and all terms and conditions stipulated in the proposed document. That I, individually and on behalf of the business named in this Business Questionnaire, do by my signature below, certify that the information provided in the questionnaire is true and correct “.

Name of Offeror (Business): Region One Education Service Center

Signature Dr. Cornelio Gonzalez Date 9.6.2016
of person authorized to sign bid

Print Name Dr. Cornelio Gonzalez
of person authorized to sign bid

Title: Executive Director

Business Address: 1900 West Schunior

City, State, Zip Code: Edinburg, TX 78541

Telephone Number: 956-984-6001 Fax Number: 956-984-7640

Contact Person Email Address: cgonzalez@esc1.net

Federal Tax ID Number: 74-1588186

Bidders Principal/Corporate Place of Business Address: 1900 West Schunior, Edinburg, TX 78541

Indicated Status of Business:

Corporation _____ Partnership _____
Sole Proprietorship _____ Other: Government Entity

If other state business status: Education Service Center

State how long under its present business name:
50 years

If applicable, list all other names under which the Business identified above operated in the last five years.
N/A

BID SPECIFICATIONS – SALE OF AIRPORT PROPERTY
BUILDING NO. 55 LOCATED AT 4818 THOMAS AVE

Will bidder/proposer provide a copy of its financial statements for the last two years, if requested by the City of Laredo? Yes / No

Has the business, or any officer or partner thereof, failed to complete a contract? Yes / No.

Is any litigation pending against the Business? Yes / No.

Is offeror currently for sale or involved in any transaction to expand or to become acquired by another business entity? Yes / No

If yes, offer need to explain the expected impact both in organizational and directional terms.

Has the Business ever been declared “not responsive” for the purpose of any governmental agency contract award? Yes / No.

Has the Business been debarred, suspended, proposed for debarment, suspended, proposed for debarment, declared ineligible, voluntarily excluded, or otherwise disqualified from bidding, proposing, or contracting? Yes / No

Are there any proceedings, pending relating to the Business responsibility, debarment, suspension, voluntary exclusion, or qualification to receive a public contract? Yes / No.

Has the government or other public entity requested or required enforcement of any of its rights under a surety agreement on the basis of default or in lieu of declaring the Business in default? Yes / No

Is the Business in arrears in any contract or debt? Yes / No

Has the Business been a defaulter, as a principal, surety, or otherwise? Yes / No

Have liquidated damages or penalty provisions been assessed against the Business for failure to complete work on time or for any other reason? Yes / No.

State if company is a certified minority business enterprise:			
Historically Underutilized Business (HUB):	Yes	No	Disadvantaged Business Enterprise (DBE): Yes No
Small Disadvantaged Business Enterprise (SDBC)	Yes	No	Other: Please specify

This company is not a certified minority business: <input checked="" type="checkbox"/>			
<i>The above minority information is requested for statistical and tracking purposes only and will not influence the amount of expenditure the City will make with any given company</i>			

Tab B Signed Bid Form

BID OFFER FORM

Public Sale of Non-Aeronautical Use Building

**Building No. 55
Located at Laredo International Airport
4818 Thomas Avenue
Laredo, Texas 78041**

The surface only of Block No. 10 of the Subdivision Plat of the Laredo Airport Building No. 55 and consisting of approximately 8,640 square feet, more or less, located at 4818 Thomas Avenue at the Laredo International Airport. Building No. 55 is situated on an approximate 32,552 square foot tract of land, located at the corner of Thomas Avenue to the east and at Sandman Street to the north.

The minimum bid acceptable to the City of Laredo is Five Hundred Seventy One Thousand Five Hundred Dollars (\$571,500.00).

The City of Laredo will consider the bid most advantageous to the City.

A bid deposit in the amount of Ten Thousand Dollars (\$10,000.00), in the form of a Cashier's Check or Bank Money Order, payable to the City of Laredo must accompany the bid offer. **No Exceptions.**

The Bid Offer Form(s) must be completed, by either type written or hand written with an indelible ink pen and be clearly legible.

Use both numeric and alphabetical symbols to specify the bid offer.

My Bid Offer for Building No. 55 located at 4818 Thomas Avenue at the Laredo International Airport, is \$ 580,000.00 ,

(Five hundred eighty thousand dollars)

Name of Bidder: Region One Education Service Center

Address 1900 West Schunior

City and State Edinburg, Texas 78541

Signature: Dr. Cornelio Gonzalez

Print Name of Person
Authorized to Sign Bid Dr. Cornelio Gonzalez Date 9-4-2016

*This bid is contingent on approval by the Texas Commissioner of Education and the Region One Education Service Center Board of Directors, and on the Seller delivering good and marketable fee simple title to the Property free and clear of all liens, encroachments and encumbrances.

Tab C Conflict of Interest Disclosure

A form disclosing potential conflicts of interest involving counties, cities, and other local government entities may be required to be filed after January 1, 2006, by vendors or potential vendors to local government entities. The new requirements are set forth in Chapter 176 of the Texas Local Government Code added by H.B. No. 914 of the last Texas Legislature.

Companies and individuals who contract, or seek to contract, with the City of Laredo and its agents may be required to file with the **City Secretary's Office, 1110 Houston Street, Laredo, Texas 78040**, a Conflict of Interest Questionnaire that describes affiliations or business relationships with the City of Laredo officers, or certain family members or business relationships of the City of Laredo officer, with which such persons do business, or any gifts in an amount of \$250.00 or more to the listed City of Laredo officer (s) or certain family members.

The new requirements are in addition to any other disclosures required by law. The dates for filing disclosure statements begin on January 1, 2006. A violation of the filing requirements is a Class C misdemeanor.

The Conflict of Interest Questionnaire (Form CIQ) may be downloaded from http://www.ethics.state.tx.us/whatsnew/conflict_forms.htm.

The City of Laredo officials who come within Chapter 176 of the Local Government Code relating to filing of **Conflicts of Interest Questionnaire (Form CIQ)** include:

1. **Mayor**
2. **Council Members**
3. **City Manager**
4. **Members of the Fire Fighters and Police Officers Civil Service Commission.**
5. **Members of the Planning and Zoning Commission.**
6. **Members of the Board of Adjustments**
7. **Members of the Building Standards Board**
8. **Parks & Leisure Advisory Committee Member,**
9. **Historic District Land Board Member,**
10. **Ethics Commission Board Member,**
11. **The Board of Commissioners of the Laredo Housing Authority**
12. **The Executive Director of the Laredo Housing Authority**
13. **Any other City of Laredo decision making board member**

If additional information is needed please contact Miguel A. Pescador, Purchasing Agent at 956-790-1825

I HAVE READ THIS FORM AND ATTEST THAT THERE IS NO CONFLICT OF INTEREST THUS NO VIOLATION OF SECTION 176.006, LOCAL GOVERNMENT CODE EXISTS. 

CONFLICT OF INTEREST QUESTIONNAIRE		FORM CIQ
For vendor or other person doing business with local governmental entity		
This questionnaire reflects changes made to the law by H.B. 1491, 80th Leg., Regular Session. This questionnaire is being filed in accordance with Chapter 176, Local Government Code by a person who has a business relationship as defined by Section 176.001(1-a) with a local governmental entity and the person meets requirements under Section 176.006(a). By law this questionnaire must be filed with the records administrator of the local governmental entity not later than the 7th business day after the date the person becomes aware of facts that require the statement to be filed. See Section 176.006, Local Government Code. A person commits an offense if the person knowingly violates Section 176.006, Local Government Code. An offense under this section is a Class C misdemeanor.		OFFICE USE ONLY Date Received
1	Name of person who has a business relationship with local governmental entity.	
2	<input type="checkbox"/> Check this box if you are filing an update to a previously filed questionnaire. (The law requires that you file an updated completed questionnaire with the appropriate filing authority not later than the 7th business day after the date the originally filed questionnaire becomes incomplete or inaccurate.)	
3	Name of local government officer with whom filer has employment or business relationship. _____ Name of Officer	
<p>This section (item 3 including subparts A, B, C & D) must be completed for each officer with whom the filer has an employment or other business relationship as defined by Section 176.001(1-a), Local Government pages to this Form CIQ as necessary.</p> <p>A. Is the local government officer named in this section receiving or likely to receive taxable income, income, other than investment income, from the filer of the questionnaire? <input type="checkbox"/> Yes <input type="checkbox"/> No</p> <p>B. Is the filer of the questionnaire receiving or likely to receive taxable income, other than investment income, from or at the direction of the local government officer named in this section AND the taxable income is not received from the local governmental entity? <input type="checkbox"/> Yes <input type="checkbox"/> No</p> <p>C. Is the filer of this questionnaire employed by a corporation or other business entity with respect to which the local government officer serves an officer or director, or holds an ownership of 10 percent or more? <input type="checkbox"/> Yes <input type="checkbox"/> No</p> <p>D. Describe each employment or business relationship with the local government officer named in this section.</p> <p>_____ Signature of person doing business with the governmental entity</p> <p>_____ Date</p>		

Tab D Non-Collusive Affidavit

AFFIDAVIT

Project: PUBLIC SALE OF AIRPORT BUILDING NO. 55

Form of Non-Collusive Affidavit

AFFIDAVIT

STATE OF Texas {}

COUNTY OF Hidalgo {}

Being first duly sworn, deposes and says:

That he/she is

Executive Director

(a Partner or officer of the firm of, etc.)

The party making the foregoing proposal or bid, that such proposal or bid is genuine and not collusive or sham; that said Bidder has not colluded, conspired, connived or agreed directly or indirectly, with any Bidder or Person, to put in a sham bid or to refrain from bidding, and has not in any manner, directly or indirectly, sought by agreement or collusion, or communication or conference, with any person, to fix the bid price or affiant or of any other Bidder or to fix any overhead, profit or cost element of said bid price, or of that of any other Bidder, or to secure any advantage against the City of Laredo or any person interested in the proposed Contract; and that all statements in said proposal or bid are true.

Dr. Cornelio González

Signature of:

Bidder, if the Bidder is an individual

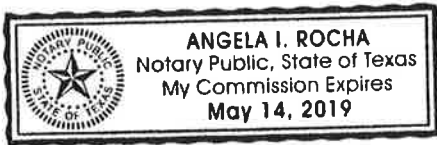
Partner, if the Bidder is a Partnership

Officer, if the Bidder is a Corporation

Subscribed and sworn before me this 6 day of September 2016.

Angela I. Rocha

Notary Public



My commission expires:

May 14, 2019

Tab E Discretionary Contract Disclosure



**City of Laredo
Discretionary Contracts Disclosure**

Please fill out this form online, print completed form and submit with proposal to originating department. All questions must be answered.

For details on use of this form, see Section 4.01 of the City's Ethics Code.
*This is a New Submission or Correction or Update to previous submission.

***1. Name of person submitting this disclosure form.**
First: Cornelio M.I. Last: Gonzalez Suffix:

***2. Contract Information.**
a) Contract or project name: PUBLIC SALE OF AIRPORT BUILDING NO. 55
b) Originating department: Laredo International Airport

***3. Name of individual(s) or entity(ies) seeking a contract with the city (i.e. parties to the contract).**
Region One Education Service Center

***4. List any business entity(ies) that is a partner, parent, or subsidiary business entity(ies) of the individual or entity listed in Question 3.**
 Not applicable. Contracting party(ies) does not have partner, parent, or subsidiary business entities.
 Names of partner, parent, or subsidiary business entities:

***5. List any individuals or entities that will be subcontractors on this contract.**
 Not applicable. No subcontractors will be retained for this contract.
 Subcontractors may be retained, but have not been selected at the time of this submission.
 List of subcontractors:

***6. List any attorneys, lobbyists, or consultants have been retained to assist in seeking this contract.**
 Not applicable. No attorneys, lobbyists, or consultants have been retained to assist in seeking this contract.
 List of attorneys, lobbyists, or consultants retained to assist in seeking this contract:

***7. Disclosure of political contributions.**

List any campaign or officeholder contributions made by the following individuals in the past 24 months totaling more than \$100 to any current member of City Council, former member of City Council any candidate for City Council, or to any political action committee that contributes to City Council elections:

- a) any individual seeking contract with the city (Question 3)
- b) any owner or officer of entity seeking contract with the city (Question 3)
- c) any individual or owner or officer of any entity listed above as a partner, parent, or subsidiary business (Question 4)
- d) any subcontractor or owner/officer of subcontracting entity retained for the contract (Question 5)
- e) the spouse of any individual listed in response to (a) through (d) above
- f) any attorney, lobbyist, or consultant retained to assist in seeking contract (Question 6)

Not applicable. No campaign or officeholder contributions have been made in preceding 24 months by these individuals.

List of contributors:

Updates on Contributions Required

Information regarding contributions must be updated by submission of a revised form from the date of the submission of this form, up through the time City Council takes action on the contract identified in response to Question 2 and continuing for 30 calendar days after the contract has been awarded.

***8. Disclosure of conflict of interest.**

Are you aware of any fact(s) with regard to this contract that would raise a "conflict of interest" issue under Section 2.01 of the Ethics Code for any City Council member or board/ commission member that has not or will not be raised by these city officials?

I am not aware of any conflict(s) of interest issues under Section 2.01 of the Ethics Code for members of City Council or a city board/commission.

I am aware of the following conflict(s) of interest:

***Acknowledgements**

Updates Required

I understand that this form must be updated by submission of a revised form if there is any change in the information before the discretionary contract is the subject of action by the City Council, and no later than 5 business days after any changes has occurred, whichever comes first. This includes information about political contributions made after the initial submission and up until 30 calendar days after contract has been awarded.

No Contact with City Officials or Staff during Contract Evaluation

I understand that a person or entity who seeks or applies for a city contract or any other person acting on behalf of that person or entity is prohibited from contracting city officials and employees regarding the contract after a Request for Proposal (RFP), Request for Qualification (RFQ), or other solicitation has been released.

This no-contact provision shall conclude when the contract is posted as a City of Council agenda item. If contact is required with city officials or employees, the contact will take place in accordance with procedures incorporated into the solicitation documents. Violation of this prohibited contacts provision set out in Section 2.09 of the Ethics Code by respondents or their agents may lead to disqualification of their offer from consideration.

BID SPECIFICATIONS – SALE OF AIRPORT PROPERTY
BUILDING NO. 55 LOCATED AT 4818 THOMAS AVE

***Conflict of Interest Questionnaire (CIQ)**

Chapter 176 of the Local Government Code requires contractor and vendors to submit a Conflict of Interest Form (CIQ) to the Office of the City Secretary.

I acknowledge that I have been advised of the requirement to file a CIQ form under Chapter 176 of the Local Government Code.

***Oath**

I swear or affirm that the statements contained in this Discretionary Contracts Disclosure Form, including any attachments, to the best of my knowledge and belief are true, correct, and complete.

Your Name: Dr. Cornelio Gonzalez Title: Executive Director

Company Name or DBA: Region One Education Service Center Date: 9.6.2016

Please fill this form out online, print and completed form and submit with proposal to originating department. All questions must be answered.

If necessary to mail, sent to:

City of Laredo

P.O. Box 579

Laredo, Texas 78042-0579

Tab F Certificate of Interested Parties

Not applicable, See attachment

CERTIFICATE OF INTERESTED PARTIES		FORM 1295	
Complete Nos. 1 - 4 and 6 if there are interested parties. Complete Nos. 1, 2, 3, 5, and 6 if there are no interested parties.		OFFICE USE ONLY	
1 Name of business entity filing form, and the city, state and country of the business entity's place of business. <u>Region One Education Service Center, Edinburg, Texas, U.S.A.</u>			
2 Name of governmental entity or state agency that is a party to the contract for which the form is being filed.			
3 Provide the identification number used by the governmental entity or state agency to track or identify the contract, and provide a description of the goods or services to be provided under the contract.			
4 Name of Interested Party	City, State, Country (place of business)	Nature of Interest (check applicable)	
		Controlling	Intermediary
5 Check only if there is NO Interested Party. <input checked="" type="checkbox"/>			
6 AFFIDAVIT I swear, or affirm, under penalty of perjury, that the above disclosure is true and correct.			
_____ Signature of authorized agent of contracting business entity			
AFFIX NOTARY STAMP / SEAL ABOVE			
Sworn to and subscribed before me, by the said _____, this the _____ day of _____, 20____, to certify which, witness my hand and seal of office.			
Signature of officer administering oath	Printed name of officer administering oath	Title of officer administering oath	
ADD ADDITIONAL PAGES AS NECESSARY			

TEXAS ETHICS COMMISSION RULES

CHAPTER 46. DISCLOSURE OF INTERESTED PARTIES

§ 46.1. Application

(a) This chapter applies to section 2252.908 of the Government Code

(b) Section 2252.908 of the Government Code applies only to a contract of a governmental entity or state agency entered into after December 31, 2015, that meets either of the following conditions:

- (1) the contract requires an action or vote by the governing body of the entity or agency; or
- (2) The value of the contract is at least \$1 million.

(c) A contract does not require an action or vote by the governing body of a governmental entity or state agency if:

- (1) the governing body has legal authority to delegate to its staff the authority to execute the contract
- (2) The governing body has delegated to its staff the authority to execute the contract; and
- (3) The governing body does not participate in the selection of the business entity with which the contract is entered into.

§ 46.3. Definitions

(a) "Contract" means a contract between a governmental entity or state agency and a business entity at the time it is voted on by the governing body or at the time it binds the governmental entity or state agency, whichever is earlier, and includes an amended, extended, or renewed contract.

(b) "Business entity" includes an entity through which business is conducted with a governmental entity or state agency, regardless of whether the entity is a for-profit or nonprofit entity. The term does not include a governmental entity or state agency.

(c) "Controlling interest" means: (1) an ownership interest or participating interest in a business entity by virtue of units, percentage, shares, stock, or otherwise that exceeds 10 percent; (2) membership on the board of directors or other governing body of a business entity of which the board or other governing body is composed of not more than 10 members; or (3) service as an officer of a business entity that has four or fewer officers, or service as one of the four officers most highly compensated by a business entity that has more than four officers. Subsection (3) of this section does not apply to an officer of a publicly held business entity or its wholly owned subsidiaries.

(d) "Interested party" means: (1) a person who has a controlling interest in a business entity with whom a governmental entity or state agency contracts; or (2) an intermediary.

(e) "Intermediary," for purposes of this rule, means, a person who actively participates in the facilitation of the contract or negotiating the contract, including a broker, adviser, attorney, or representative of or agent for the business entity who:

- (1) receives compensation from the business entity for the person's participation;

(2) communicates directly with the governmental entity or state agency on behalf of the business entity regarding the contract; and

(3) is not an employee of the business entity or of an entity with a controlling interest in the business entity.

(f) "Signed" includes any symbol executed or adopted by a person with present intention to authenticate a writing, including an electronic signature.

(g) "Value" of a contract is based on the amount of consideration received or to be received by the business entity from the governmental entity or state agency under the contract.

§ 46.5. Disclosure of Interested Parties Form

(a) A disclosure of interested parties form required by section 2252.908 of the Government Code must be filed on an electronic form prescribed by the commission that contains the following:

(1) The name of the business entity filing the form and the city, state, and country of the business entity's place of business;

(2) The name of the governmental entity or state agency that is a party to the contract for which the form is being filed;

(3) The name of each interested party and the city, state, and country of the place of business of each interested party;

(4) The identification number used by the governmental entity or state agency to track or identify the contract for which the form is being filed and a short description of the services, goods, or other property used by the governmental entity or state agency provided under the contract; and

(5) An indication of whether each interested party has a controlling interest in the business entity, is an intermediary in the contract for which the disclosure is being filed, or both.

(b) The certification of filing and the completed disclosure of interested parties form generated by the commission's electronic filing application must be printed, signed by an authorized agent of the contracting business entity, and submitted to the governmental entity or state agency that is the party to the contract for which the form is being filed.

(c) A governmental entity or state agency that receives a completed disclosure of interested parties form and certification of filing shall notify the commission, in an electronic format prescribed by the commission, of the receipt of those documents not later than the 30th day after the date the governmental entity or state agency receives the disclosure.

(d) The commission shall make each disclosure of interested parties form filed with the commission under section 2252.908(f) of the Government Code available to the public on the commission's Internet website not later than the seventh business day after the date the commission receives the notice required under subsection (c) of this section.



A 2,221.80 Sq.Ft. Tract out of the 32,552 Sq.Ft. Tract for an Access Easement, Block No. 10 of the Subdivision Plat of Laredo Airport

A tract of land containing 2,221.80 Sq.Ft. , being out the 32,552 Sq.Ft. Tract, for an access easement, in Block No. 10, of the Subdivision Plat of Laredo Airport, as recorded in volume 5, page 1, of the Webb County Plat Records, in the City of Laredo, Webb County, Texas; said 2,221.80 Sq.Ft. Tract is more particularly described by metes and bounds as follows:

COMMENCING at a found iron pin, on the southeast corner clip of said Block No. 10, being this point on the west right-of-way line of Thomas Avenue;

THENCE, N03°00'11"E, along the east property line of said Block No. 10, also the west right-of-way line of Thomas Avenue, a distance of 127.11 feet, to an "X" mark on concrete, on the southeast corner of the said 32,552 Sq.Ft. Tract, also the northeast corner of the 31,493 Sq.Ft. Tract, for the **POINT OF BEGINNING** of this tract herein described;

THENCE, N03°00'11"E, along the east property line of said Block No. 10, also the west right-of-way line of Thomas Avenue, a distance of 10.00 feet, for an exterior corner and point of deflection to the left;

THENCE, N86°55'18"W, a distance of 222.18 feet, to a point on the west boundary line of said 32,552 Sq.Ft. Tract, for an exterior corner and point of deflection to the left;

THENCE, S03°01'38"W, along the west property line of said 32,552 Sq.Ft. Tract, a distance of 10.00 feet, to a PK Nail on concrete, on the southwest corner of said 32,552 Sq.Ft., also the northwest corner of said 31,493 Sq.Ft. Tract, for an exterior corner and point of deflection to the left;

THENCE, S86°55'18"E, along the common boundary line between said 32,552 Sq.Ft. and 31,493 Sq.Ft. Tracts, a distance of 222.18 feet, to the **POINT-OF-BEGINNING** of this tract of land, containing 2,221.80 Sq.Ft., out of the 32,552 Sq.Ft. Tract, in Block No. 10, of the Subdivision Plat of Laredo Airport, in the City of Laredo, Webb County, Texas.

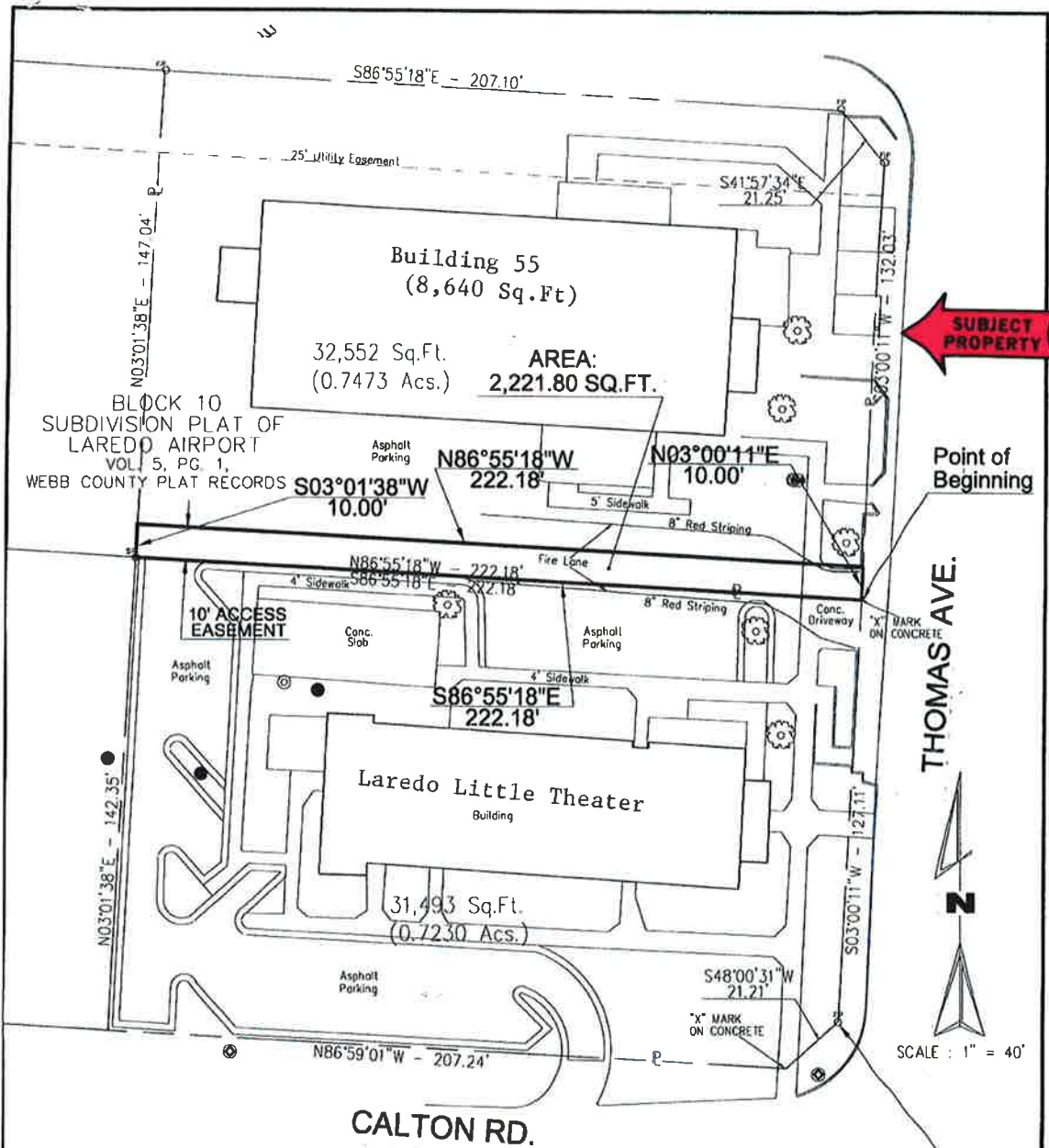
I, **ROGELIO RIVERA**, Registered Professional Land Surveyor of the State of Texas, do hereby certify that the foregoing description is true and correct to my best knowledge and belief and was prepared from and actual survey on the ground and from record information available and made under my supervision on this 19th., Day of October, 2015.

WITNESS MY HAND AND SEAL THIS 29th. DAY OF OCTOBER, 2015.



ROGELIO RIVERA, City Engineer
R.P.L.S. Texas No. 3052





BLOCK 10
SUBDIVISION PLAT OF
LAREDO AIRPORT
VOL. 5, PG. 1,
WEBB COUNTY PLAT RECORDS

SUBJECT PROPERTY

Point of Beginning

THOMAS AVE.

CALTON RD.

Commencing Point

A found iron pin on the southeast corner of Block 10, of the Subdivision Plat of Laredo Airport, as recorded in vol. 5, pg. 1, W.C.P.R., some being on the west right-of-way line of Thomas Ave.

Basis for Bearings

The bearings for this survey were based on the Survey made by A.J. Medina, on March 1991, for Block 10, of the Subdivision Plat of Laredo Airport, recorded in vol. 5, pg. 1, Webb County Plat Records.

I, Rogelio Rivera, Registered Professional Land Surveyor of the State of Texas do hereby state that the foregoing is true and correct and was prepared from an actual survey on the ground and from record information made under my supervision this 19th day of October 2015.

SURVEY
of
A 2,221.80 Sq.Ft. Tract of land, for an Access Easement, out of the 32,552 Sq.Ft. Tract, in Block 10, of the Subdivision Plat of Laredo Airport, as recorded in vol. 5, pg. 1, W.C.P.R., in the City of Laredo, Webb County, Texas.

BY :	C. Chopo	DATE :	10-21-15
DRAWN :	R. Rivera, P.E.	CHECKED :	10-21-15

Rogelio Rivera P.E.
Texas R.P.L.S. No. 3052
CITY OF LAREDO
ENGINEERING DEPARTMENT
1110 HOUSTON ST. LAREDO, TX 78040

RESOLUTION NO. 2006-R-014

APPROVING AND ADOPTING THE DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS, INCLUDING ARCHITECTURAL GUIDELINES, FOR ALL FUTURE DEVELOPMENT OF THE REAL PROPERTIES LOCATED AT THE LAREDO INTERNATIONAL AIRPORT AND LISTED IN SAID DECLARATION, IN THE FORM AND CONTENT SHOWN ON EXHIBIT A ATTACHED TO THIS RESOLUTION; AND DIRECTING THE CITY MANAGER TO EXECUTE THE SAME AND HAVE IT RECORDED IN OFFICIAL PROPERTY RECORDS OF WEBB COUNTY, TEXAS.

WHEREAS, the Airport Director recommends that the City Council adopt the Declaration of Covenants, Conditions and Restriction, including Architectural Guidelines,, for the future development of the real properties located at the Laredo International Airport, in furtherance of the development of the lands available for commercial use at the Laredo International Airport and as a support to the maintenance and operation of the Laredo International Airport; and

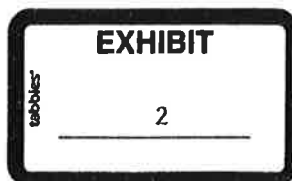
WHEREAS, the Airport Advisory Committee finds that the said Declaration of Covenants, Conditions and Restrictions, including Architectural Guidelines, which declaration is attached as Exhibit A, would be in the best interest of the City of Laredo and its International Airport and recommends that the City Council adopt same; and

WHEREAS, the City Council of the City of Laredo having heard the recommendations of the Airport Director and of the Airport Advisory Committee agrees with same.

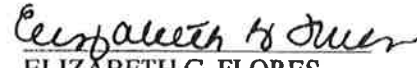
NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF LAREDO THAT:

Section 1: It hereby approves and adopts the Declaration of Covenants, Conditions, and Restrictions attached hereto as Exhibit A in order that such declaration be made a part of every subsequent real property conveyance, or of City development, of any of the lands presently owned by the City and described in said declaration.

Section 2: It directs the City Manager to execute the same and to have the original filed of record in the Official Property Records of Webb County, Texas.



PASSED BY THE CITY COUNCIL AND APPROVED BY THE MAYOR ON
THIS THE 21st DAY OF February, 2006.


ELIZABETH G. FLORES
MAYOR

ATTEST:


GUSTAVO GUEVARA, JR.
CITY SECRETARY

APPROVED AS TO FORM:
JAIME L. FLORES
CITY ATTORNEY

BY: 
VALERIA M. ACEVEDO
ASSISTANT CITY ATTORNEY

DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS

This Declaration of Covenants, Conditions, and Restrictions is made on the 28th day of February, 2006, at Laredo, Webb County, Texas by the City of Laredo, a municipal corporation.

Recitals:

I. Declarant is the owner of the following listed properties (hereinafter to be referred to as "the Property") located in Webb County, Texas:

- A. *Blocks 1,2,3,4,5,7,8,9,10,11,12,13,14,15,17,18, 19, 23, 24, 25, 26, 27, 28, 33, and part of Block 32, Subdivision Plat of Laredo Airport recorded in Volume 5, page 1, Plat Records of Webb County, Texas,*
- B. *Lot 13, Block 14A, Laredo Airport Manufacturing Facilities, Phase III, recorded in Volume 15, page 22, Plat Records of Webb County, Texas,*
- C. *Replat of parts of Blocks 15 and 12, recorded in Volume 15, Page 75, Plat Records of Webb County, Texas,*
- D. *Lot 1, Block 6, as per replat of part of Block 6, recorded in Volume 15, Page 76, Plat Records of Webb County, Texas,*
- E. *Replat of Block 5, as per Replat recorded in Volume 15, Page 39, Plat Records of Webb County Texas,*
- F. *Laredo International Airpark Subdivision, as recorded in Volume 14, Page 87 Plat Records of Webb County, Texas,*
- G. *Laredo Airport Manufacturing Facilities Subdivision, recorded in Volume 15, Page 40, Plat Records of Webb County, Texas,*
- H. *Laredo International Airpark Subdivision, Phase II, recorded in Volume 20, Page 42, Plat Records of Webb County, Texas,*
- I. *0.321 acre tract platted in plat recorded in Volume 15, Page 21, Plat Records of Webb County, Texas,*
- J. *A parcel of 7.1468 acres described by metes and bounds in Exhibit 1 attached hereto, and,*
- K. *A tract of 249.887 acres which is platted and recorded in Volume 16, Pp. 46-47 Plat Records of Webb County, Texas,*

SAVE AND EXCEPT for those parts of the Property

- i owned by the United States Government;*
- ii which have been leased prior to December 31, 2005, as to which parts of the Property they shall be subject to this Declaration effective from the date any such lease expires;*
- iii on which, from time to time, there may be short term leases [i.e. of less than 30 days] ; and*
- iv any and all fuel farm leases.*

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Recorded
03/09/2006 3:28PM

Signed: CG
BY DEPUTY
MARGIE RAMIREZ IBARRA
COUNTY CLERK
Fees \$0.00

2. Declarant has devised a general plan for the Property as a whole, with specific provisions for particular parts and parcels of the Property. This general plan provided a common scheme of development designed to protect and safeguard the Property over a long period.
3. This general plan will be benefit the Property in general, the parcels and lots that constitute the Property, the Declarant, and each successive owner of an interest in the Property.
4. Therefore, in accordance with both the doctrines of restrictive covenant and implied equitable servitude, the Declarant desires to restrict the Property according to these covenants, conditions and restrictions in furtherance of this general development plan..
5. Where anything in this Declaration should or may conflict with the provisions of any ordinance or regulation of the City of Laredo, then the more stringent rule or regulation shall apply.

NOW, THEREFORE, it is declared that all of the Property shall be held, sold, and conveyed subject to the following covenants, conditions, and restrictions.

ARCHITECTURAL GUIDELINES

1.01. The improvements constructed on the property shall be done in conformity this Declaration, including the Architectural Design Guidelines attached as **Exhibit 2** and incorporated by reference herein.

OFFSTREET PARKING:

2.01 The Grantee shall make provision for automobile parking for the employees, visitors, and other invitees on the demised premises. No parking shall be permitted on the streets immediately adjacent to the premises.

2.02 The grantee shall ensure that its on-premise parking facilities are paved such that the parking facilities provide a dust-free, all-weather surface.

2.03 Parking shall not be permitted in the front setback area or in side setback areas facing the streets immediately adjacent to the demised premises; provided, however, visitor parking may be provided in front setback areas and side setback areas of the premises facing the street provided that such on-premise parking is screened from the street by trees or shrubbery or other screening devices approved by the Grantor.

2.04 Parking for handicapped persons will be provided on the property and such spaces shall be clearly designated as handicapped parking.

VEHICLE LOADING:

- 3.01 All provisions for loading and maneuvering of vehicles shall be conducted within the property lines of the property. On-street vehicle loading shall not be permitted. Vehicle loading shall be permitted only at the rear of buildings or, on a side provided that any side-loading facilities shall be screened from front street visibility by approved trees, shrubbery, or other instrumentality specifically approved by the Grantor.

SETBACKS:

- 4.01 All buildings shall be set back a minimum of twenty five (25') feet from the lot lines of the premises which face any street immediately adjacent thereto. The area between the lot lines and the buildings shall be landscaped. If visitor parking is provided in the front setback, all buildings shall be set back a minimum of fifty (50') feet from the lot line.
- 4.02 At least twenty (20%) percent of the required minimum front setback area and side setback area facing the street shall be landscaped and planted.
- 4.03 Side setbacks shall be a minimum of fifteen (15') feet.
- 4.04 Rear setbacks shall be a minimum of ten (10') feet from the lot line.
- 4.05 Sidewalks shall be a minimum of eight (8) feet in width along all streets abutting the property.

LANDSCAPING:

- 5.01 A reasonable amount of landscaping, including the planting of ground cover, shrubs and trees and the installation of an irrigation system shall be placed on the premises. Buyer shall install and maintain landscaping including an underground utility system, and the trees planted shall be in the number required by the Land Development Code of the City of Laredo, and the size of trees at planting must be a minimum of 4" caliper.
- 5.02 Grantee will initiate landscaping prior to completion of any buildings or other improvements erected on the premises.
- 5.03 Landscaping development plans and installation of such other landscaping devices as pools, fountains, sculpture, rock arrangements, sheltered outdoor sitting areas, shall be subject to a design approval by the Grantor prior to installation.

SITE COVERAGE:

- 6.01 All buildings and structures, or portions of them, placed or erected on the premises, shall be prohibited from covering more than fifty (50%) percent of the total land area of the premises.

NO ABOVE GROUND PIPES OR OVERHEAD UTILITIES:

7.01 With the exception of hoses and movable pipes used for irrigation, water, gas, sewer or drainage pipes shall not be installed or maintained above the surface of the ground. This restriction does not apply to pipes installed or maintained within structures to be constructed on the premises.

7.02 Overhead utility lines are prohibited, except for existing lines

NO PORTABLE BUILDINGS:

8.01 No portable buildings or portable restroom facilities are permitted on the property, except for such as are used during the construction of improvements and only during such construction phase. Such portable buildings shall be removed promptly after completion of the construction.

SUBMISSION OF PLANS:

9.01 Before commencing any construction of improvements on the property, Grantee shall provide to the Declarant:

- a. A site plan at a scale not less than one inch per one hundred feet showing the relationship of the proposed improvement to the premises and to the improvements on adjacent lots, utilities, curbs, sidewalks, driveways, and parking area. The site plan shall include existing natural grade contours and the proposed grading plan(s).
- b. Floor plans at a scale not smaller than one sixteenth (1/16th) of one inch per one foot.
- c. A true architectural rendition of the proposed buildings or other structures, including parking lots and off-street parking which rendition shall include the proposed exterior color scheme, style, materials, and design and placement of signs.

9.02 Declarant acknowledges that any and all such plans may be reasonably modified, replaced and/or amended by Grantee, provided Grantee delivers new copies of such revised plans to Declarant as soon as said revised plans are available. Declarant's review and approval of said revised plan are required prior to any construction in accordance with said revised plans. The Declarant's failure to take action by either approving or disapproving any proposed modification of the approved drawings and specifications within sixty (60) business days after the Declarant's receipt of the proposed modification will constitute approval of the proposed modification.

REVIEW OF PLANS:

- 10.01 Preliminary and final plans and specifications for location, site, grading, storm water drainage, utilities, landscaping, color scheme, finish, design, proportions, elevations, style and architecture to be submitted to Declarant shall be subject to Declarant's sole approval. However, Declarant's approval shall not be withheld in an arbitrary or unreasonable manner.
- 10.02 To ensure compliance with this the Declaration including its architectural guidelines, Buyer and/or its successors prior to commencement of construction shall submit to Declarant for Declarant's review and approval a true architectural rendition of the proposed building or buildings and other structures, including parking lots and off-street parking which rendition shall include the proposed exterior color scheme, style, materials, and design and placement of signs. Declarant's review of architectural plans is for the sole purpose of approving the exterior aesthetics of the proposed improvements and is not intended to constitute, nor shall it be construed as constituting, approval of Buyer's engineering plans and specifications. Failure to comply with this provision by first obtaining Declarant's consent shall constitute a material breach of this covenant. Buyer agrees to submit to Declarant and Declarant agrees to review and approve or disapprove of said plans within a thirty (30) day period after date of their submission to the Seller. Declarant's review and consent of said architectural plans are required prior to any construction. The Declarant's failure to take action by providing either written approval or disapproval, of submitted drawings and specifications within thirty (30) days after the Declarant's receipt of the architectural plans will constitute Declarant's consent to the same.
- 10.03 Buyer's architectural plans and specifications shall be submitted to the Airport Director. The Airport Director shall co-ordinate the review process. First, he will submit the plans and specifications to the Airport Advisory Committee for its recommendation to the City Council. Second, The Airport Director will then submit the plans and specifications to the City Council of the City of Laredo for their consideration of the recommendation of the Airport Advisory Committee, and their approval or disapproval of them.
- 10.04 Declarant's approval of Grantee's plans and specifications may be withheld for any of the following reasons:
- a. Failure to comply with this Declaration; or
 - b. Failure to comply with laws and ordinances of the City of Laredo, Texas, or any of its applicable building codes.
 - c. Failure to comply with the rules and regulations promulgated by the Federal Aviation Administration or its successor agencies.

10.05. Declarant shall approve preliminary plans within thirty (30) days of submission to Declarant by Grantee; in the event the Declarant fails to approve or disapprove preliminary plans within thirty (30) days, the preliminary plans shall be deemed approved. Final plans and specification shall also be subject to approval of Declarant within thirty (30) days of submission, which approval shall not be withheld, if the final plans are substantially consistent with the preliminary plans; if Declarant fails to approve or disapprove the final plans within thirty (30) days, the final plans shall be deemed approved.

RULES AND REGULATIONS:

- 11.01 Declarant may not apply to the property any rules or regulations that it promulgates after the date of the conveyance of the property to Grantee that would have the effect of delaying the construction of the improvements or make that construction more costly.
- 11.02 All improvements shall be planned and constructed in accordance with the laws and ordinances of the City of Laredo, Texas, and its applicable building codes.
- 11.03 All improvements to be erected on the premises be constructed in compliance with the rules and regulations of the Federal Aviation Administration, an agency of the United States Government, or any successor agencies.
- 11.04 Should there be any conflict between Declarant's rules and regulations, and ordinances and the rules and regulations of the Federal Aviation Administration the more stringent rule or regulation shall apply.

NOISE LEVELS:

12.01 At no point on the premises shall the sound pressure of any individual plant or operation conducted by the Grantee (other than operation of motor vehicles, aircraft, or other conveyances of transportation or air compressors, lawn mowers or other such equipment used) exceed the decibel levels in the designated octave bands shown below:

Octave Band Cycles Per Second	Maximum Permitted Sound Level In Decibels RE 0.0002 dynes/cm ²
0 - 300	75
300 - 1200	55
1200 - 4800	45
4800 and above	40

NO VIBRATION OR SHOCK:

13.01. No vibration or shock perceptible to a person of normal sensibilities shall be permitted within fifty (50') feet of any property line delineating the premises.

AIR POLLUTION:

- 14.01 Any use of the premises by the Grantee which will produce smoke, gas, dust, odor, fumes, aerosols, particles, products of combustion, or other atmospheric pollutant shall be conducted within a completely enclosed building.
- 14.02 Visible emissions of smoke which exceed Ringlemann No. 1 on the Ringlemann Chart of the U. S. Bureau of Mines other than motor vehicle emissions from conveyances of transportation shall not be permitted. This requirement is applicable to trash and waste material disposal. Windborne dust, sprays and mists originating in any plants upon the premises will not be permitted.
- 14.03 No plant or operation shall discharge toxic or noxious matter into the atmosphere.
- 14.04 Emission of odors detectable at any point beyond the property line of any part of the property shall not be permitted.

ILLUMINATION:

- 15.01 The maximum height of any lighting standard shall be limited to thirty (30) feet above curb level.
- 15.02 The intensity of illumination shall be limited to 10-foot candles or 0.1 lumens per square foot for open area or surfaces visible at the property line.
- 15.03 The design and location of exterior lighting shall comply in all respects to the requirements of the Federal Aviation Administration or any successor agencies and other governmental agencies having applicable jurisdiction with respect to height, type, or placement of lighting standards as they may affect the safety of flight operations at the Airport.

NO SIGNS:

The following regulations shall apply to all commercial signs displayed for observation from outside a building whether displayed on, near or within a building:

- 16.01 Permitted Signs: Grantee's commercial signs shall be limited to those identifying the uses conducted on the site and to those necessary for directional purposes. The size, design and location of all signs shall require the written approval of the Grantor or its authorized agent prior to installation. On-premise billboards and flashing signs are not permitted.
- 16.02 No other signs: Other than those permitted under Section 16.01, no billboards and flashing signs are permitted.

16.03 Area and Location: With regard to permitted signs, one sign may be permitted on the front setback line of each leasehold and one sign may be attached to the side of the building which faces a public street. The sign in the front setback line shall not exceed one (1) square foot area for each linear foot of lot frontage and shall not extend more than ten (10) feet in height above the floor line of the building. An approved product or company symbol or device may be used in addition to each sign, and on the front setback line, may extend up to any point on the building. Any such symbol or device shall be considered a sign for the purpose of this Article and shall require the written approval of the Grantor prior to installation.

16.04 Construction: All signs shall comply with all building codes of the City of Laredo and with all rules and regulations of the Federal Aviation Administration or any other successor agencies.

OUTSIDE STORAGE PROHIBITED:

17.01 Storage of vehicles, equipment, supplies or any other items outside of the building(s) is prohibited, unless the storage area is fenced and approved by the Grantor. For the purpose of this provision, the term "storage" shall mean the placing of vehicles, equipment, supplies or any other items outside the building and which vehicles, equipment, supplies or any other items do not serve an actual day-to-day business function.

NOTICE OF PROPOSED CONSTRUCTION OR ALTERATION:

18.01. The Grantee and its successors and assigns will complete and submit to the Federal Aviation Administration (FAA) Form 7460-1, "Notice of Proposed Construction or Alteration", and receive a favorable determination from the FAA prior to commencing any construction on the property.

ENFORCEMENT:

19.01. The Declarant shall have the right to enforce, by any proceeding at law or in equity, all restrictions, conditions and reservations imposed by this Declaration. Failure to enforce any covenant or restriction shall not be deemed a waiver of the right of enforcement either with respect to the violation in question or any other violation

SEVERABILITY:

20.01. Invalidation of any one of these covenants or restrictions by judgment or court order shall in no way affect any other provision, and all other provisions shall remain in full force and effect.

COVENANTS RUNNING WITH THE LAND

21.01. These easements, restrictions, covenants, and conditions are for the purpose of protecting the value and desirability of the Property. Consequently, they shall run with the real property and shall be binding on all parties having any right, title, or interest in the Property in whole or in part, and their heirs, successors, and assigns. These easements, covenants, conditions, and restrictions shall be for the benefit of the Property, and the owner thereof.

DURATION AND AMENDMENT

22.01 The covenants, conditions, and restrictions of this Declaration shall be effective for a term of 50 years from the date this Declaration is recorded, after which period the covenants, conditions, and restrictions shall be automatically extended for successive periods of 10 years subject to termination by an instrument signed by the Declarant and the then owners of a least 50% of the acreage of the Property. The covenants, conditions, and restrictions of this Declaration may be amended by an instrument signed by the Declarant and the then owners of at least 50% of the acreage of the Property. No amendment to, or termination of, the Declaration shall be effective until recorded in the Official Property Records of Webb County, Texas.

ATTORNEYS' FEES

23.01 If any controversy, claim, or dispute arises relating to this instrument, its breach, or enforcement, the prevailing party shall be entitled to recover from the losing party reasonable expenses, attorneys' fees, and costs.

LIBERAL INTERPRETATION

24.01 This Declaration shall be liberally construed to effectuate its purpose of creating a uniform plan for the Property.

This declaration was approved by the City Council of the City of Laredo, that is, by the governing body of the Declarant, by Resolution No. 2006-R-014, dated February 21, 2006, and shall be filed of record in Official Property Records of Webb County, Texas, and a copy of same shall incorporated by reference in any deed executed by the Declarant as Grantor, conveying any part of the Property subject to the Declaration.

VOLUME 2044
PAGE 231

Executed on the 27 day of February, 2006

DECLARANT,
CITY OF LAREDO,
a municipal corporation

By: Larry Dovalina
Larry Dovalina
City Manager

STATE OF TEXAS

COUNTY OF WEBB

This instrument was acknowledged before me on the 28 day of February, 2006 by
Larry Dovalina, City Manager of the City of Laredo, a municipal corporation, on behalf of said
corporation.



Ruth G. Silva
Notary Public, State of Texas

Volume 2044 Page 232

STATE OF TEXAS*
COUNTY OF WEBB*

7.1468 ACRES
OUT OF AN 8.1488 ACRE TRACT
LAREDO AIRFORCE BASE ENCLOSURE
SURVEY 799
ABSTRACT 239

Field notes describing the surface only of a parcel of land containing 7.1468 acres, more or less, out of an 8.1488 acre tract of record in volume 1251 pages 26-27 Deed Records of Webb County, Texas, situated in the City of Laredo, Webb County, Texas, being a part of the Laredo Air Force Base Enclosure, as recorded in volume 478 pages 479-481 of the Deed Records of Webb County, Texas, out of Survey 799 Abstract 239 City of Laredo, Original Grantee. Herein described parcel as shown in Survey Map RG-01-2006-LA as completed for survey and more particularly described by metes and bounds as follows, to wit:

Commencing at the southeast corner of said 8.1488 also being the point of intersection of the center line of Airpark Drive as per the Plat of the Laredo International Airpark Subdivision recorded in volume 14 page 87 Plat Records of Webb County, Texas with the northerly right of way of Saunders Avenue also known as U.S. Highway 59; Thence, N88°48'18"W for a distance of 59.57 feet to a point of deflection; Thence N47°05'50"W for a distance of 28.73 feet on the westerly right of way of said Airpark Drive to a found ½ inch iron rod for the Point of Beginning located at NAD83/NAVD88 Texas State Plane 4205 Coordinate North 17082919.9 East 671115.92 referenced from USGS Control Monument "CASA" located on U.S. Highway 59;

Thence, S47°05'50"W, for a distance of 51.38 feet along the westerly right of way of said Airpark Drive to a set ½ inch iron rod for the most southerly southeast corner, hereof;

Thence, along the following points of deflection on the northerly right of way line of Saunders Street also being U.S. Highway 59 as follows:
N88°48'46"W for a distance of 24.63 feet to a set ½ inch iron rod;
N82°30'30"W for a distance of 273.18 feet to a set ½ inch iron rod;
N88°48'46"W for a distance of 142.29 feet to a set ½ inch iron rod for the most southerly southwest corner, hereof;

Thence, along the following points of deflection on the easterly right of way of Arkansas Avenue as follows:
N45°37'27"W for a distance of 56.37 feet to a set ½ inch iron rod for a point of curvature;
N00°32'00"E for a distance of 28.05 feet to a set ½ inch iron rod;
Thence 85.35 feet along an arc to the left with a radius of 545.0 feet and a delta angle of 8°58'21" and a chord bearing N03°57'11"W for a distance of 85.26 to a set ½ inch iron rod for a point of reverse curve;
Thence 71.25 feet along an arc to the right with a radius of 455.0 feet and a delta angle of 8°58'21" and a chord bearing N03°56'56"W for a distance of 71.18 feet to a set ½ inch iron rod for a point of tangency;
N00°32'00"E for a distance of 204.53 feet to a set ½ inch iron rod for a point of curvature;
Thence 253.38 feet along an arc to the right with a radius of 157.0 feet and a delta angle of 92°28'02" and a chord bearing N46°46'E for a distance of 226.76 feet to a set ½ inch iron rod for a point of tangency also being the most northerly northwest corner, hereof;

Thence along the following points of deflection on the southerly right of way of Bustamante Street as follows:
S86°59'59"E for a distance of 369.31 feet to a set ½ inch iron rod at a corner clip for the most northerly northeast corner, hereof;



Thence, along the following points of deflection on the easterly right of way of Airpark Drive as follows:
S42°00'02"E for a distance of 28.29 feet to a set ¼ inch iron rod;
S02°59'58"W for a distance of 547.88 feet to a found ½ inch iron rod for the said Point of Beginning containing within these metes and bounds 7.1468 acres of land, more or less.

BASIS of BEARING: NAD83/NAVDD88, Texas State Plane 4205 Coordinates, Grid, Established on the ground using classical GPS methods from USGS Control Monument "CASA". Reference bearing Laredo International Airpark Subdivision recorded in volume 14, page 887, Plat Records of Webb County, Texas being the westerly right of way of Airpark Drive described as S02°32'W and determined on the ground to be S02°59'58"W as shown on this survey.

I, JACOB G. RATHMELL, JR., THE UNDERSIGNED REGISTERED PROFESSIONAL LAND SURVEYOR, NUMBER 2896, DO HEREBY CERTIFY THAT THE ABOVE FIELD NOTES ARE A TRUE AND CORRECT REPRESENTATION OF AN ACTUAL SURVEY COMPLETED ON THE GROUND IN JANUARY OF 2006 UNDER MY DIRECT SUPERVISION AND FROM OFFICE RECORDS AVAILABLE TO THE BEST OF MY KNOWLEDGE AND BELIEF WITHOUT THE BENEFIT OF A COMPLETE TITLE EXAMINATION REPORT.



Jacob G. Rathmell, Jr.
1-27-2006



Architectural Design Guidelines
for the
Development of LAREDO INTERNATIONAL AIRPORT Properties



Architectural Design Guidelines LAREDO INTERNATIONAL AIRPORT

HISTORIC PERSPECTIVE

In 1755, Laredo, Texas, was a small ranching community on the Rio Grande river, similar in size to the townships in the original thirteen colonies. Eighty-one years later, Texas declared independence from Mexico, and Laredo became a major staging area for Santa Anna to launch his assault against the Alamo Mission one hundred fifty miles to the north in San Antonio de Bexar. When the Texans defeated Santa Anna in 1836 at the battle of San Jacinto near present day Houston, the Republic of Texas was formed. Laredo, however, remained under Mexican influence and declared its own independence in 1840 as the capital city of the new Republic of the Rio Grande, which included the Mexican states of Tamaulipas, Coahuila, and Nuevo Leon. In 1845, Laredo was annexed to the United States.

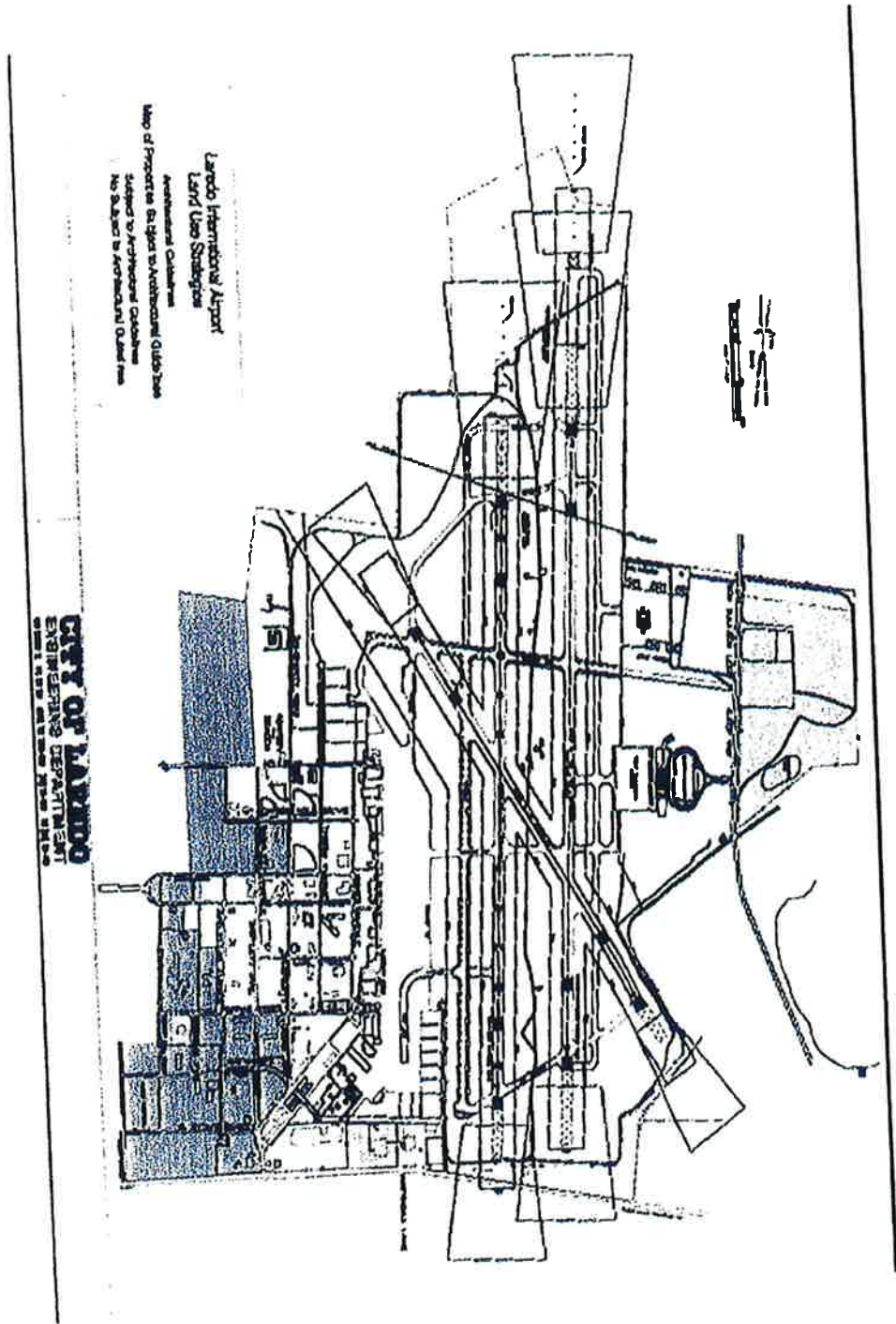
On May 7, 1942, the U.S. Government acquired from the City of Laredo approximately 2,085.43 acres for the construction of Laredo Army Air Corps Base. The main mission of the base was gunnery and gunnery maintenance training. The Government constructed runways and numerous facilities from 1942 to 1974. The base was initially deactivated in June 1947 and the base deeded to the City of Laredo. Subsequently on December 28, 1951 the base was leased to the government and it was reactivated as a result of the Korean conflict. In 1955 the City of Laredo deeded back to the U.S. Government the air base. The former air base was then deactivated in March 1974 during a period of base closings following the Vietnam War. Since then, the City of Laredo has operated the facility now known as the Laredo International Airport.

Approximately 309 acres were either deeded or sold to other federal, state, and county agencies or private firms. The remainder of the base was deeded to the City of Laredo by an Indenture Agreement dated February 1975.

Since 1975, the City of Laredo has embarked on major reconstruction and rehabilitation of the facilities acquired from the federal government. Runways have been reconstructed and numerous modern facilities constructed, such as, a passenger terminal, cargo aprons and warehouses, hangars, etc. Truly, the Laredo International Airport is an airport in transition from military to civilian use, from light trainer aircraft to large/heavy civilian aircraft requiring improved pavement designs.

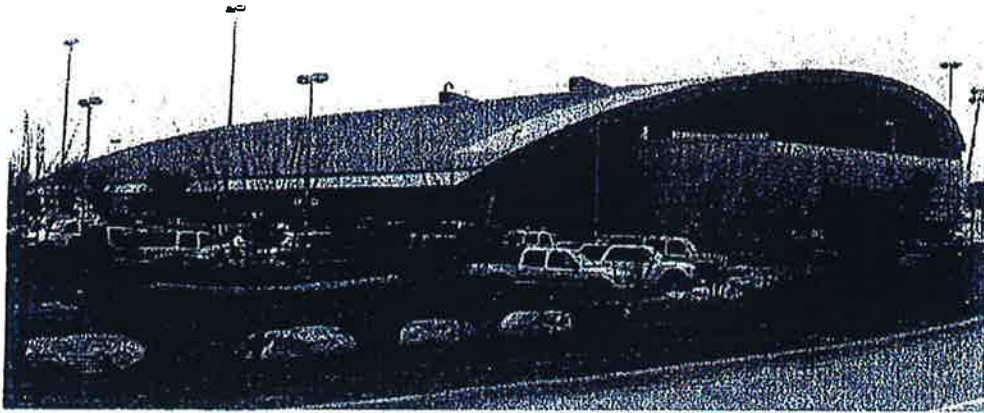
Centrally located and conveniently assessed landside (non-aeronautical) properties are being developed for medical and commercial uses. A medical campus anchored by Laredo Medical Center and the University of Texas Health Science Center San Antonio are helping to attract other medical related investments.

Architectural Design Guidelines LAREDO INTERNATIONAL AIRPORT

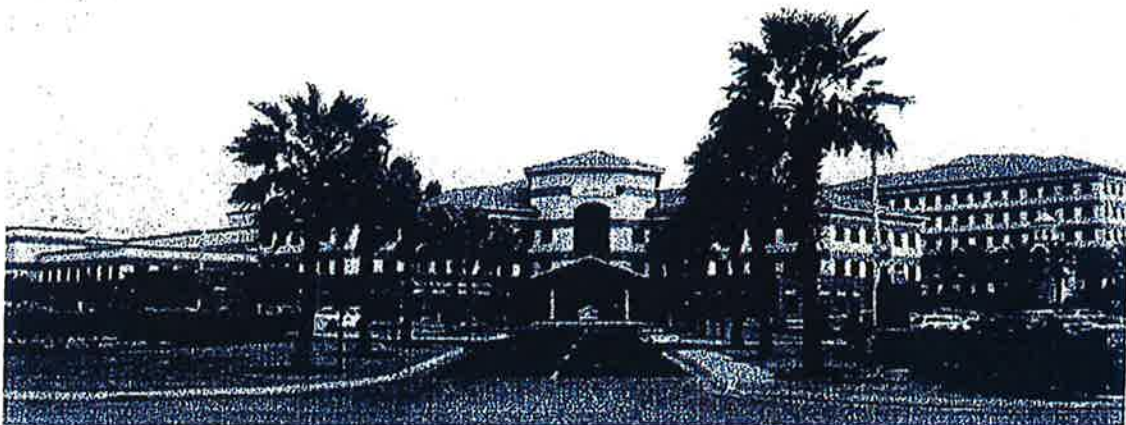


**Architectural Design Guidelines
LAREDO INTERNATIONAL AIRPORT**

The City of Laredo's unrivaled status as an inland port has contributed to an ongoing experience of unprecedented growth, development and progress through the last decades and into the anticipated future. Consequent to this unprecedented progress the **Laredo International Airport** (and contiguous property available for development) now finds itself as the City of Laredo's geographic, demographic and commercial center. Landmark construction projects on airport property, such as the **Laredo International Airport Terminal**,

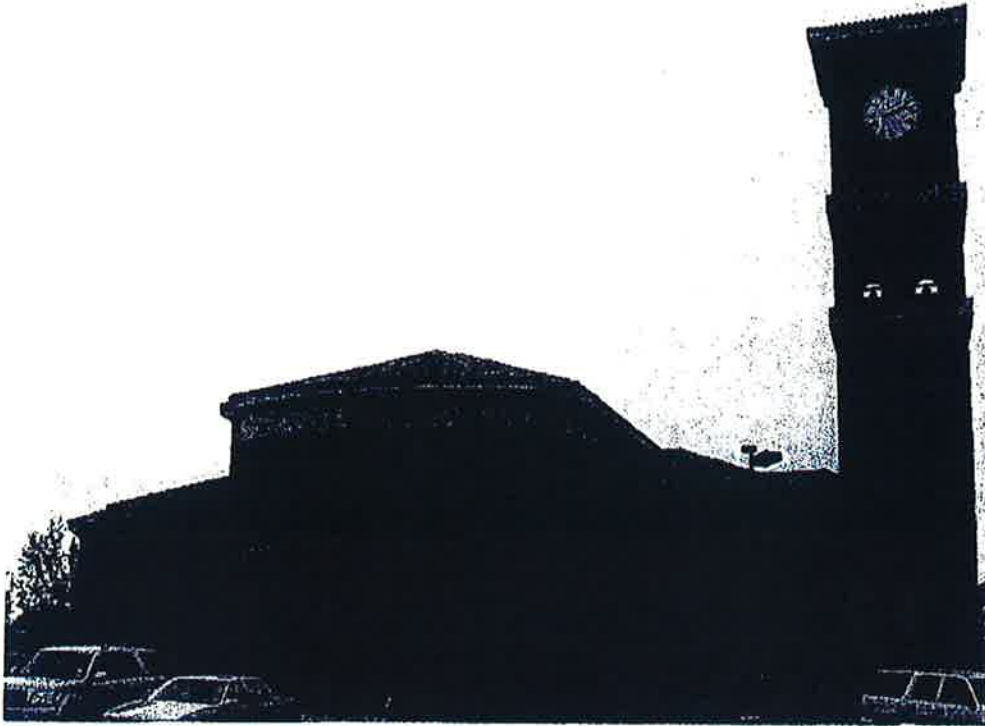


the Laredo Medical Center



**Architectural Design Guidelines
LAREDO INTERNATIONAL AIRPORT**

and the University of Texas Health Science Center



have established new architectural standards not only for the **Laredo International Airport** properties but for our entire community and the region of South Texas as well.

The future is manifesting itself with new and ongoing opportunities and challenges for the **Laredo International Airport** as the Airport and the City continue to address themselves to the growing prosperity at hand. A challenge and a need are perceived calling for the establishment of guidelines to maintain the standards being set. In an effort not only to maintain but improve (when possible) these new architectural standards established for the airport and its properties to be developed and taking into account the impact of existing and future development on the community and the region, this document by establishing architectural design guidelines proposes to respond to the challenge and to address this need.

ARCHITECTURAL STYLE

The existing landmark buildings on the **Laredo International Airport** properties mentioned above have a great architectural significance for the Airport area. Additionally, they are significant for the entire Laredo community and our geographic region as well. Laredo, once perceived as being outside of the mainstream of Texas and the U. S., is now poised in the twenty-

Architectural Design Guidelines LAREDO INTERNATIONAL AIRPORT

first century as a bridge between the United States and Latin America. The opportunities for economic and inter-cultural commerce between the U. S. and the rest of North, Central and South as well as the globe, continue to increase, and the **Laredo International Airport** with its present and future developments continues to be a major influence. Consequently, the development of the Airport properties represents a major part Laredo's emergence as an international and inter-cultural center for the Americas and the rest of the world, and its design will be of significant importance to all impacted.

The architectural design of future developments must be a reflection of this broad community significance. While our twenty-first century can tempt designers to experiment with futuristic styles, it is critical that the future designs in this area contribute significantly to emphasize, maintain or improve the standards already set. This emphasis suggests that future design should reflect the origins and roots of our progressing culture, within a vocabulary that is drawn from the uniqueness of Laredo.

As the **Laredo International Airport** properties are developed through the twenty-first Century, it is anticipated that many architectural approaches may be represented. This is appropriate, and is representative of the way that most of the architecturally notable properties in the U. S. have evolved. It is very important, however, that all of the buildings on the airport lands be compatible, and that the designers of each building give considerable attention to the architecture of their predecessor buildings, and to the context of the overall architectural texture.

The existing landmark buildings on the **Laredo International Airport** properties will have a great influence on the quality and character of the remainder of the Airport properties to be developed. The style that exists in the standard setting existing buildings is one which reflects the character, spirit, history and climate of Laredo, but which does so with a vocabulary that is contemporary to the beginning of the twenty-first century. The style is derived from the Spanish, French and Mexican influences that have had a major influence on the culture of Laredo, with simple, light colored walls, recessed ornamented fenestrations, and sloped roofs. The light colored buildings sit on richly colored paving surfaces in a landscape which serves as an intimate oasis in the desert. The use of light and shadow to articulate the architectural form is important. Sanctuaries from the harsh sun and heat shape the buildings. Color is bold and prevalent, but is located within the recesses, out of the direct sun. Opportunities are maximized for crafted details and reflections of historic influences.

This is a direction for the design of future Airport properties which will provide a benchmark against which to measure the design of the future buildings.

ARCHITECTURAL GUIDELINES

Architectural design of future buildings at the airport properties shall consider the region's cultural and climatic forces. These architectural guidelines and general materials palette provide direction to meet this goal. While the guidelines are drawn from the historic influences on building in South Texas and northern Mexico, they are a point of departure for the creation of a twenty-first century development for Laredo, and not a suggestion for literal historic stylistic interpretations, which would be highly inappropriate.

Architectural Design Guidelines LAREDO INTERNATIONAL AIRPORT

Sun Control

When appropriate to program and budget parameters, covered walkways or loggias are to be included in building designs, to provide shaded walks and rest areas. These features are most important on any plaza and/or courtyard sides of the buildings. Building fenestrations will use deep overhangs, projecting cornices and/or deep-set windows for shading. Insulated glass with a high performance, low emission coating in conjunction with tinted glass will be used. Additionally, ornamental grillwork may be considered to further block direct solar heat gain at glazed openings.

Roofs

Roofs are to be low slope hipped roofs, a style that is common in the South Texas and northern Mexico architectural styles with Mediterranean influences. These roofs will add a great deal of character and color and will provide loft space for mechanical penthouses, offices, storage or other uses as the program of requirements may dictate. Mechanical equipment, even if roof mounted, is not to be visible from the ground or from any anticipated future buildings.

Flat terra cotta roofing tiles are the primary preferred roofing material. These tiles may be enhanced by the use of glazed tiles to create patterns and textures for additional architectural expression or interest. Concrete tile is inappropriate, due to fading and efflorescence over time. Barrel shaped clay tile is also inappropriate due to its identity with Southern California and tropical Latin America, neither of which is representative of Laredo.

Walls

The intense sun and sandy ochre color of the Laredo brush country inspire the use of materials which reflect light and are compatible with the color of the land. The predominant wall material should be face brick of an "FBS" (face brick standard) specification quality. Laredo has an established building tradition which uses sand faced bricks of Mexican origin. Similar materials are available today in Texas, in buff colored offerings which are of FBS Specification quality.

Sandstone, limestone and shellstone from Texas sources may be used as banding or for articulation around major doorways and windows in the tradition of either the Spanish "Plateresque" style or the French inspired state buildings of Monterrey, Nuevo Leon, Mexico.

The more major buildings should consider use of stone, as budget parameters permit. A limited use granite such as black or deep green polished granite may appropriate for column or wall base locations. Granite with a non-skid finish may also be used as paving, sills, steps and curbing, as budget parameters permit.

Following the oldest of Spanish architectural traditions, the use of ceramic tile in complex geometric patterns is suggested on vertical surfaces under all loggias or porches. These fields of patterns and colors can also be used in major lobby or public spaces within buildings.

The site landscape architecture of the airport properties shall form the settings for buildings whose individual architectural design may vary as the development evolves. To provide an effective setting for this architectural variety, it is important that the site design provide constancy through the life of the development.

Because Laredo's climate is moderate during most of the year, the heart of any site design is to be an oasis within which the building(s) sit, providing a pleasing outdoor environment for social interaction.

Architectural Design Guidelines LAREDO INTERNATIONAL AIRPORT

To unify the developments, it is important that site design elements be drawn from the same vocabulary as the buildings. To set the style for future designs, the architecture of the existing landmark buildings and the landscape architecture should be developed as an integral whole. The building architectural elements should be reflected in site construction elements, and the buildings should be designed to acknowledge possible plazas, courtyards and pedestrian ways that will provide a unifying structure.

Paved Surfaces

The plazas and courtyards are to provide a richly colored surface upon which light colored buildings sit. Appropriate paving materials will be brick which complements the building brick or stone, "Cantera" stone, exterior grade porcelain tile and the higher quality range of pre-cast concrete unit pavers. For walkways, minor plazas and courtyards, these materials may be used primarily as accents instead of field paving, with fields being concrete with sandblasted and exposed aggregate finishes. Special paving in roadways at pedestrian crossings, entries and other accent areas should be pre-cast concrete unit pavers, with patterns, colors and detailing to reflect plaza and courtyard paving treatments.

Site Structures

The site structures, such as gateways, fences, seat walls, sign walls, etc., are to reflect the architecture of the buildings to be designed. They should draw from the same Spanish, French and Mexican influences as the building architecture, and should reflect the same materials and detailing.

Site Furnishings

Outdoor seating with will be part of the hard-scape design should be designed predominantly with seat walls. The slope of the sites shall provide gradual, but measurable drops across buildings that will allow changes of grade to be taken up with low retaining walls. These walls should reflect the architectural detailing of the adjacent buildings, with caps at comfortable seating heights of 15 to 18 inches. Other necessary site furnishings, such as sign structures, trash receptacles, bicycle racks, etc., will be primarily catalog items, though these must be carefully selected to reflect the architectural style of the future designs.

Water Features

Within the exterior spaces, i.e. courtyards, fountains will be very important elements. Exterior spaces should have a fountains or water features (as long as they do not constitute an attractive nuisance), to the extent that budget parameters permit. The fountain mechanics should be simple, with submersible pumps for ease of maintenance. The desired effect is for fountains that provide a relaxing focal point , and a soothing background sound and not necessarily for fountain gymnastics.

PUBLIC ART

The use of "appropriate" public art in exterior settings is highly encouraged.

PLANT MATERIALS

The following representative list of plant materials when used may provides a "green" environment, rather than a desert landscape, with plant materials which are hardy in Laredo, have low or moderate water and maintenance requirements, and includes a high proportion of

**Architectural Design Guidelines
LAREDO INTERNATIONAL AIRPORT**

xeriscape and native plants. The final plant palette should be compatible with these requirements, and with the plant materials on this list.

The following list of plants is presented in three categories;

1. Green Zone – the landscaping area closest to the building(s).
2. Natural Buffer zone – the landscaping area between the green zone and the margins of existing vegetation where appropriate.
3. Xeriscape zone – the landscaping area between the fringes of the natural buffer zone and the existing vegetation. This list includes only plants that are native to the existing area.

Green Zone	Shade Trees	Pecan	<i>Carya illinoensis</i>
		Montezuma Cypress	<i>Taxodium distichum</i> <i>'Montezuma'</i>
		Texas Red Oak Live Oak	<i>Quercus texana</i> <i>Quercus virginiana</i>
	Ornamental Trees	Texas Madrone	<i>Arbutus texana</i>
		Redbud	<i>Cercis canadensis</i>
		Mexican Olive	<i>Cordia boissieri</i>
		Yaupon	<i>Ilex vomitoria</i>
		Crape Myrtle	<i>Lagerstroemia indica</i>
		Eldarica Pine	<i>Pinus eldarica</i>
		Mexican Plum	<i>Prunus mexicana</i>
		Texas Palmetto	<i>Sabal texana</i>
		Texas Mountain Laurel	<i>Sophora secundiflora</i>
	Mexican Fan Palm	<i>Yushingtonia robusta</i>	
	Shrubs	Dwarf Yaupon	<i>Ilex vomitoria 'nana'</i>
		Firecracker	
Dwarf Crape Myrtle		<i>Lagerstroemia indica 'nana'</i>	
Texas Sage		<i>Leucophyllum frutescens</i>	
Ligustrum		<i>Ligustrum lucidum</i>	
Nandina		<i>Nandina domestica</i>	
Oleander		<i>Nerium oleander</i>	
Indian Hawthorne	<i>Raphiolepis indica</i>		
Vines	Bougainvillea	<i>Bougainvillea sp.</i>	
	Trumpet Vine	<i>Campsis radicans</i>	
	Fig Ivy	<i>Ficus pumila</i>	
	Carolina Jessamine	<i>Celsemium sempervirens</i>	
Ground Covers	English Ivy	<i>Hedera helix</i>	
	Liriope	<i>Liriope muscari</i>	
	Moneysuckle	<i>Lonicera sempervirens</i>	
	Mondo Grass	<i>Ophiopogon japonicus</i>	
	Asian Jasmine	<i>Trachelospermum asiaticum</i>	
Grass	San Augustine Grass		
	Bermuda grass		
	(Approropriate) new hybrid grass		

**Architectural Design Guidelines
LAREDO INTERNATIONAL AIRPORT**

Natural Buffer Zone	Shade Trees	Guajillo Huisache Guyacan Mesquite	<i>Acacia barlandieri</i> <i>Acacia farnesiana</i> <i>Porlieria augustifolia</i> <i>Prosopis juliflora</i>
	Shrubs	Algerita(Agarita) Creosote Bush Texas Sage Yucca	<i>Berberis trifoliolata (Mahonia trifoliolata)</i> <i>Larrea tridentata</i> <i>Leucophyllum frutescens</i> <i>Yucca constricta</i>
	Cacti	Pencil Cactus Prickly Pear	<i>Opuntia leptocavlis</i> <i>Opuntia lindheimeri</i>
Xeriscape Zone	Shade Trees	Huisache Honey Locust Texas Ebony Mesquite Soapberry	<i>Acacia farnesiana</i> <i>Gleditsia triacanthos</i> <i>Pithecellobium flexicaule</i> <i>Prosopis juliflora</i> <i>Sapindus drummondii</i>
	Ornamental Trees	Desert Willow Possumhaw Yaupon Eldarica Pine Guayacan Mexican Plum Texas Palmetto Texas Mountain Laurel Mexican Fan Palm	<i>Chilopsis linearis</i> <i>Ilex deciduas</i> <i>Ilex vomitoria</i> <i>Pinus eldarica</i> <i>Porlieria augustifolia</i> <i>Prunus mexicana</i> <i>Sabal texana</i> <i>Sophora secundiflora</i> <i>Washingtonia robusta</i>
	Shrubs	Red Yucca Dwarf Yaupon Texas Sage Oleander	<i>Hesperaloe parvifolia</i> <i>Ilex vomitoria 'nana'</i> <i>Eucohyllum frutescens</i> <i>Nerium oleander</i>