

From: [Victoria A. Villarreal](#)
To: [Laurent Cartayrade](#); [Poole, Andrea](#); [Jorge Calderon](#)
Cc: [Christina McGovern](#)
Subject: [WARNING: ATTACHMENT UNSCANNED]RE: [External] RE: Laredo Gateway Industrial Railway
Date: Thursday, June 26, 2025 10:39:32 AM
Attachments: [Laredo Gateway Industrial Railway.kmz](#)
[Transportation Path Forward Meeting Packet Materials.pdf](#)
[2023 Proposed Exhibit for Legacy Project.pdf](#)

Attached please find the updated KMZ file reflecting the **wetlands and streams**. Due to limitations encountered during the KMZ conversion, the **2-foot contours** are provided separately via the download link below:

Download link

<https://we.tl/t-qg1Da917O3>

Additionally, I've included the **Proposed Exhibit for the Legacy project**. Please note that the project name has since changed, and the layout may have been updated. We have not yet received the latest version.

Please let me know if you have any questions or require additional information.

Best regards,

Victoria

Webb County Planning Department

1110 Washington St – Suite 302

Laredo, Texas 78040

(956) 523-4100

(956) 523-5008 fax

From: Laurent Cartayrade <lcartayrade@vhb.com>

Sent: Wednesday, June 25, 2025 1:28 PM

To: Victoria A. Villarreal <vivillarreal@webbcountytexas.gov>; Poole, Andrea <andrea.poole@stb.gov>; Jorge Calderon <jcalderon@webbcountytexas.gov>

Cc: Christina McGovern <cmcgovern@vhb.com>

Subject: RE: [External] RE: Laredo Gateway Industrial Railway

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Thank you very much!

I do have a couple of follow-up questions:

- The topo data is 5-foot. Do you have 2-foot contours, by any chance?
- This was an oversight on our part, but do you have a waterbody (streams etc.) layer?
- I believe you mentioned you had a digital version of the map you showed us with large-scale development plans around the Gateway Industrial Park?

Thank you again for all your help.

Best Regards

Laurent

Laurent Cartayrade

Environmental Team Leader

P [202.739.9523](tel:202.739.9523)

www.vhb.com

From: Victoria A. Villarreal <vivillarreal@webbcountytx.gov>

Sent: Wednesday, June 25, 2025 12:49 PM

To: Laurent Cartayrade <lcartayrade@vhb.com>; Poole, Andrea <andrea.poole@stb.gov>; Jorge Calderon <jcalderon@webbcountytx.gov>

Subject: [WARNING: ATTACHMENT(S) MAY CONTAIN MALWARE]RE: [External] RE: Laredo Gateway Industrial Railway

You don't often get email from vivillarreal@webbcountytx.gov. [Learn why this is important](#)

Good morning,

Please find the attached KMZ file for your reference. Shapefiles may be downloaded using the link below. Kindly note that the link will expire on **June 28, 2025**.

Download link

<https://we.tl/t-rgGTVLLwqn>

If you have any questions or require further assistance, please feel free to reach out.

Best regards,
Victoria Villarreal

Webb County Planning Department

1110 Washington St – Suite 302

Laredo, Texas 78040

(956) 523-4100

(956) 523-5008 fax

From: Laurent Cartayrade <lcartayrade@vhb.com>

Sent: Wednesday, June 25, 2025 8:25 AM

To: Victoria A. Villarreal <vivillarreal@webbcountytx.gov>; Poole, Andrea <andrea.poole@stb.gov>; Jorge Calderon <jcalderon@webbcountytx.gov>

Subject: RE: [External] RE: Laredo Gateway Industrial Railway

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Both formats work for us. So, please use whichever is easier for you.

Thank you very much

Laurent

Laurent Cartayrade

Environmental Team Leader

P [202.739.9523](tel:202.739.9523)

www.vhb.com

From: Victoria A. Villarreal <vivillarreal@webbcountytx.gov>

Sent: Wednesday, June 25, 2025 9:22 AM

To: Poole, Andrea <andrea.poole@stb.gov>; Jorge Calderon <jcalderon@webbcountytx.gov>

Cc: Laurent Cartayrade <lcartayrade@vhb.com>

Subject: [External] RE: Laredo Gateway Industrial Railway

You don't often get email from vivillarreal@webbcountytx.gov. [Learn why this is important](#)

Good morning,

I am currently working on your request and will send the maps as soon as possible. Would a KMZ format work for you, or do you prefer shapefiles?

Best regards,
Victoria

Webb County Planning Department

1110 Washington St – Suite 302

Laredo, Texas 78040

(956) 523-4100

(956) 523-5008 fax

From: Poole, Andrea <andrea.poole@stb.gov>

Sent: Monday, June 23, 2025 1:38 PM

To: Victoria A. Villarreal <vivillarreal@webbcountytx.gov>; Jorge Calderon <jcalderon@webbcountytx.gov>

Cc: Laurent Cartayrade <lcartayrade@vhb.com>

Subject: Laredo Gateway Industrial Railway

CAUTION: This email originated from outside the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Mr. Calderon and Ms. Villarreal,

In our meeting on May 20, 2025, we discussed several GIS layers that the Office on Environmental Analysis (OEA) would love to have for the Environmental Review related to the LGIR project.

If available, please share:

- The Talise development plan
- Property boundaries
- Roads
- Floodplain boundaries
- Topography
- Water wells and boundaries for districts 3 and 4.

OEA has also heard from the United States Army Corps of Engineers and Texas Commission on Environmental Quality regarding water resource issues and floodplains. So, with that in mind, I would like to request any additional information you can provide on the effort for the floodplain mapping project you are involved with as such becomes available over the next year.

If you have issues with transfer capacity or upload sensitivity, please contact Laurent at the email above. He can provide you a link to share these files.

My best regards and appreciation in advance for all your help.

Andrea

Andrea E. Poole, PMP
Surface Transportation Board, Office of Environmental Analysis
Office: 202-245-0305
Mobile: 202-934-3330

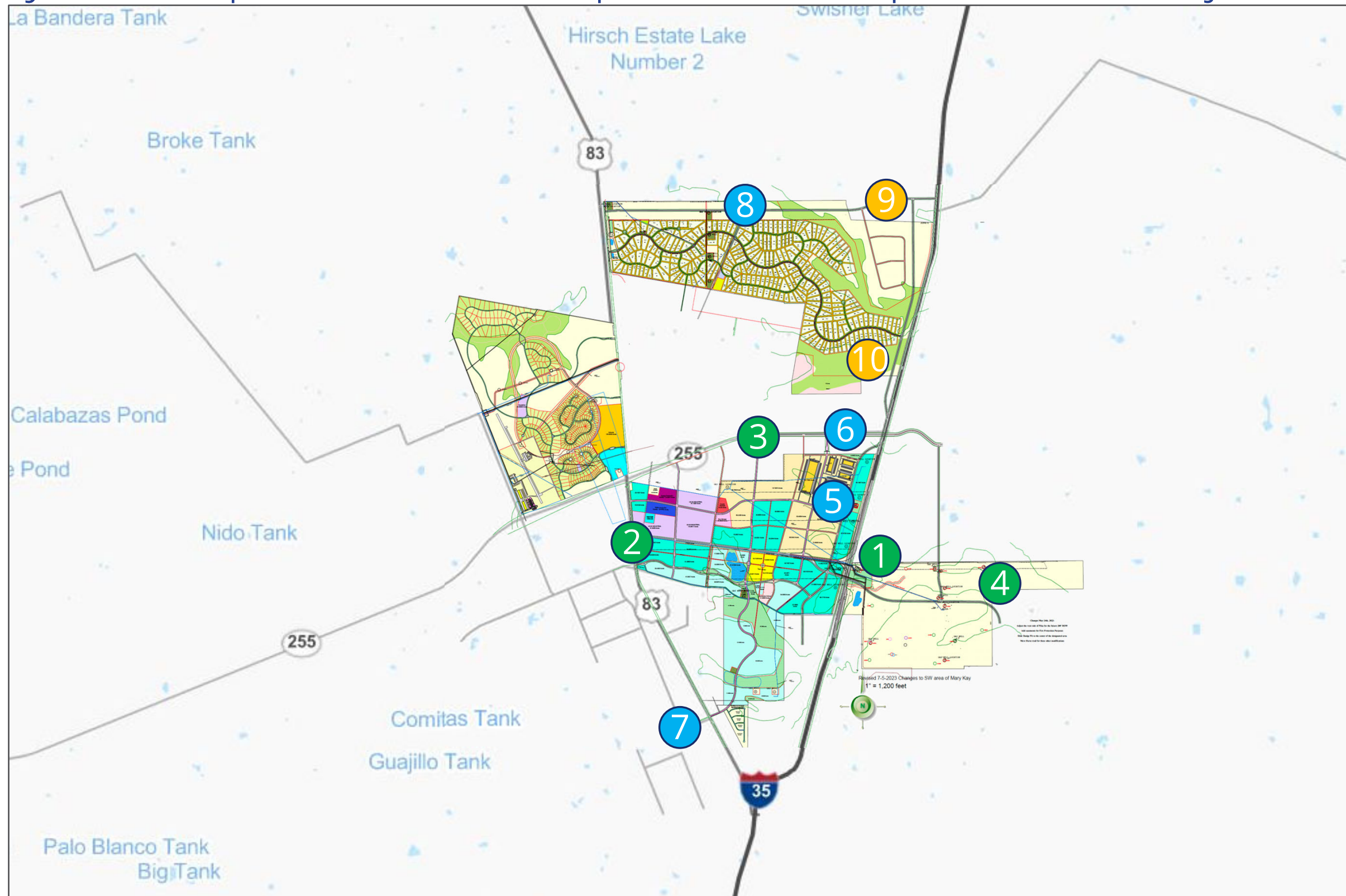


Changes May 24th, 2023:
Adjust the west side of Pilas for the future 200' ROW
Add easements for Fire Protection Purposes
Side Shodge Pit to the center of the designated area
Move Horse trail for these other modifications

Revised 7-5-2023 Changes to SW area of Mary Kay
1" = 1,200 feet



SE Legacy Development, LLC Proposed Transportation Projects



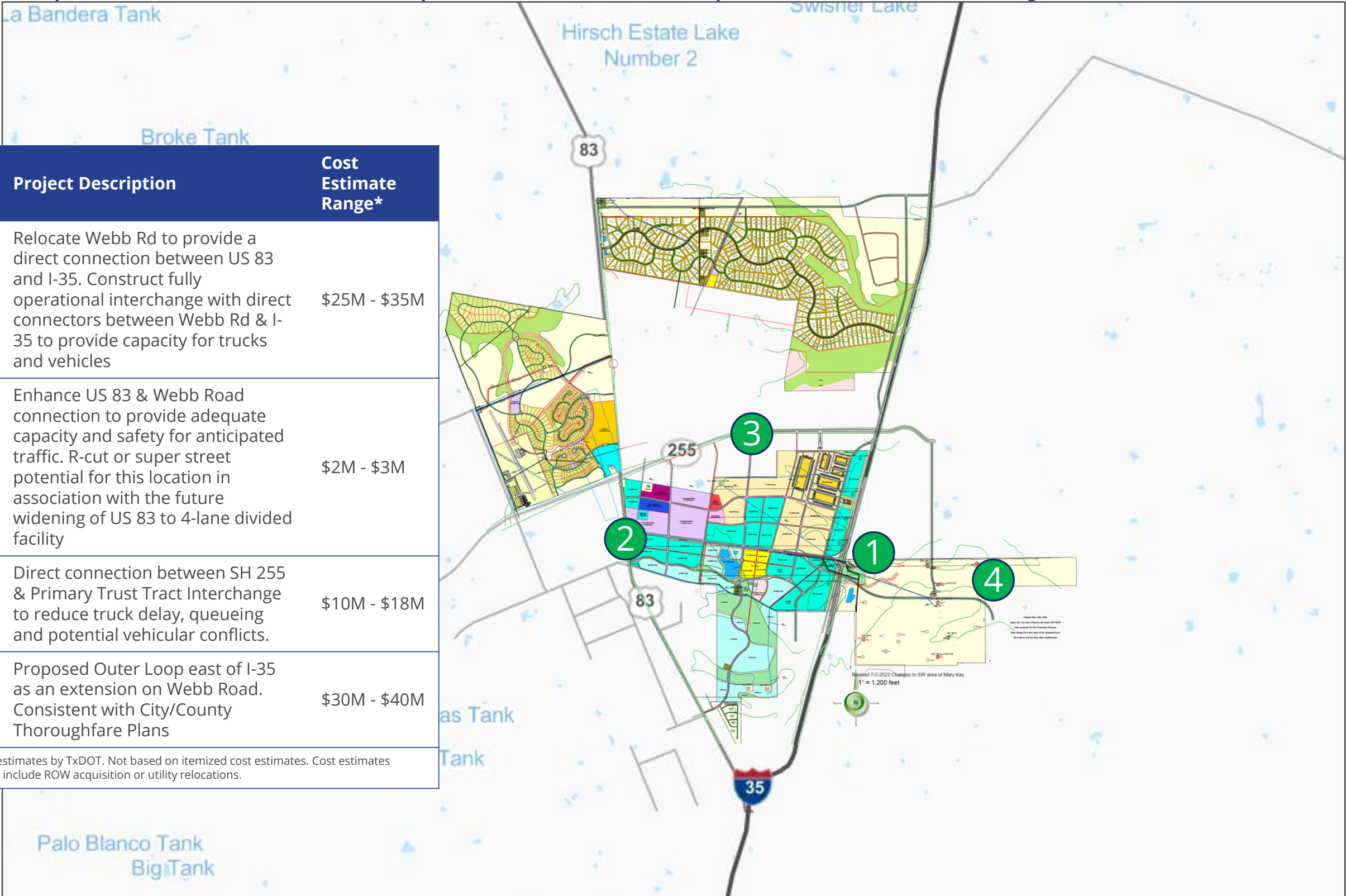
SE Legacy Development, LLC Proposed Transportation Projects

ID	Project Name	Project Description	Cost Estimate Range*
1	Webb Road & I-35 Interchange Connection w/ Direct Connectors	Relocate Webb Rd to provide a direct connection between US 83 and I-35. Construct fully operational interchange with direct connectors between Webb Rd & I-35 to provide capacity for trucks and vehicles	\$25M - \$35M
2	Webb Road & US 83 Connection	Enhance US 83 & Webb Road connection to provide adequate capacity and safety for anticipated traffic. R-cut or super street potential for this location in association with the future widening of US 83 to 4-lane divided facility	\$2M - \$3M
3	SH 255 & Trust Tract Interchange (overweight corridor extension through Trust Tract)	Direct connection between SH 255 & Primary Trust Tract Interchange to reduce truck delay, queueing and potential vehicular conflicts.	\$10M - \$18M
4	Outer Loop Extension East of Webb Road	Proposed Outer Loop east of I-35 as an extension on Webb Road. Consistent with City/County Thoroughfare Plans	\$30M - \$40M
5	Backage Road from SH 255 to Old Webb Road	Two-way backage road parallel to I-35 to separate local traffic and improve access management along I-35 between SH 255 and Old Webb Road	\$13M - \$15M
6	SH 255 Improvements and Expansion (overweight corridor designation and access to Central Tract)	Widening SH 255 consistent with TxDOT studies. Anticipated to widen to a limited access highway supporting future traffic volumes of trucks and cars	\$40M - \$55M
7	US 83 & South Legacy Property Connector	Southern US 83 connector to the South Legacy Property. R-Cut or super street potential for this location in association with the future widening of US 83 to 4-Lane divided.	\$2M - \$3M
8	North Legacy Property Connection to East-West Connector	Connection between the North Legacy Property and the proposed East-West Connector	\$1M - \$2M
9	North Legacy Property East-West Connector I-27/US 83 to I-35	Proposed East-West Connection in the North Legacy Property between US 83 (Future Ports to Plains I-27) & I-35	\$25M - \$30M
10	Backage Road from SH 255 to North Legacy Property East-West Connector	Two-way backage road parallel to I-35 to separate local traffic and improve access management along I-35 between SH 255 and the North Legacy Property East-West Connector	\$15M - \$17M
*Cost estimate range based on similar funded project estimates by TxDOT. Not based on itemized cost estimates. Cost estimates subject to change due to design and inflation. Does not include ROW acquisition or utility relocations.			

SE Legacy Development, LLC Proposed Transportation Projects

Critical Priority

ID	Project Name	Project Description	Cost Estimate Range*
1	Webb Road & I-35 Interchange Connection w/ Direct Connectors	Relocate Webb Rd to provide a direct connection between US 83 and I-35. Construct fully operational interchange with direct connectors between Webb Rd & I-35 to provide capacity for trucks and vehicles	\$25M - \$35M
2	Webb Road & US 83 Connection	Enhance US 83 & Webb Road connection to provide adequate capacity and safety for anticipated traffic. R-cut or super street potential for this location in association with the future widening of US 83 to 4-lane divided facility	\$2M - \$3M
3	SH 255 & Trust Tract Interchange (overweight corridor extension through Trust Tract)	Direct connection between SH 255 & Primary Trust Tract Interchange to reduce truck delay, queueing and potential vehicular conflicts.	\$10M - \$18M
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*Cost estimate range based on similar funded project estimates by TxDOT. Not based on itemized cost estimates. Cost estimates subject to change due to design and inflation. Does not include ROW acquisition or utility relocations.			

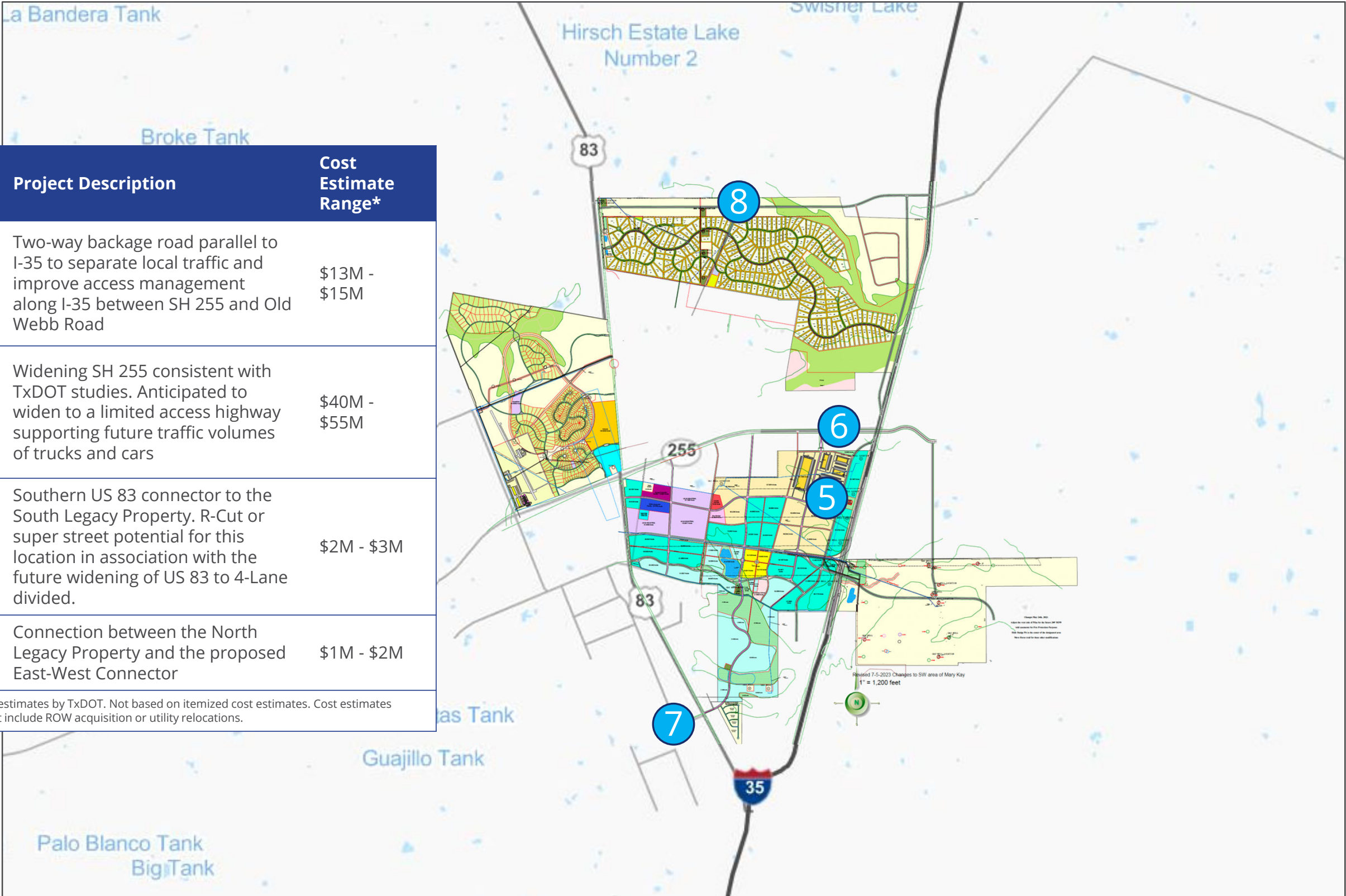


SE Legacy Development, LLC Proposed Transportation Projects

High Priority

ID	Project Name	Project Description	Cost Estimate Range*
5	Backage Road from SH 255 to Old Webb Road	Two-way backage road parallel to I-35 to separate local traffic and improve access management along I-35 between SH 255 and Old Webb Road	\$13M - \$15M
6	SH 255 Improvements and Expansion (overweight corridor designation and access to Central Tract)	Widening SH 255 consistent with TxDOT studies. Anticipated to widen to a limited access highway supporting future traffic volumes of trucks and cars	\$40M - \$55M
7	US 83 & South Legacy Property Connector	Southern US 83 connector to the South Legacy Property. R-Cut or super street potential for this location in association with the future widening of US 83 to 4-Lane divided.	\$2M - \$3M
8	North Legacy Property Connection to East-West Connector	Connection between the North Legacy Property and the proposed East-West Connector	\$1M - \$2M

*Cost estimate range based on similar funded project estimates by TxDOT. Not based on itemized cost estimates. Cost estimates subject to change due to design and inflation. Does not include ROW acquisition or utility relocations.



SE Legacy Development, LLC Proposed Transportation Projects

Medium Priority

ID	Project Name	Project Description	Cost Estimate Range*
9	North Legacy Property East-West Connector I-27/US 83 to I-35	Proposed East-West Connection in the North Legacy Property between US 83 (Future Ports to Plains I-27) & I-35	\$25M - \$30M
10	Backage Road from SH 255 to North Legacy Property East-West Connector	Two-way backage road parallel to I-35 to separate local traffic and improve access management along I-35 between SH 255 and the North Legacy Property East-West Connector	\$15M - \$17M

*Cost estimate range based on similar funded project estimates by TxDOT. Not based on itemized cost estimates. Cost estimates subject to change due to design and inflation. Does not include ROW acquisition or utility relocations.

