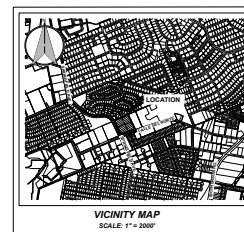


LEGEND	
	PLAT BOUNDARY LINE
	PROPERTY LOT LINES
	BUILDING SETBACK (B.S.)
	EASEMENT
	CENTER LINE
	R.O.W. LINES
	SET 12" IRON ROD
	FOUND 12" IRON ROD
	POINT OF BEGINNING
<b>P.O.B.</b>	
<b>B.S.</b>	BUILDING SETBACK
<b>U.E.</b>	UTILITY EASEMENT

LOT	BLOCK	ACREAGE
1	1	1.63
2	1	1.51
3	1	1.51
4	1	1.76

LINE TABLE		
LINE #	LENGTH	BEARING
L1	141.09	N 68° 39' 21" E
L2	59.49	N 69° 41' 54" E
L3	53.09	N 47° 32' 05" E
L5	279.04	S 64° 21' 54" E
L6	348.90	N 25° 38' 06" E
L7	266.85	N 25° 38' 06" E
L8	238.01	S 64° 21' 54" E
L9	119.21	N 70° 38' 06" E
L10	214.35	N 64° 21' 54" E
L11	222.75	S 25° 38' 06" E
L12	2224	S 68° 03' 02" E
L13	20.76	S 20° 37' 12" E
L14	230.74	S 25° 38' 06" E
L15	210.71	N 70° 38' 06" E
L16	203.74	S 25° 38' 06" E
L17	204.04	S 64° 21' 54" E
L18	21.21	S 19° 37' 04" E
L19	203.77	S 75° 37' 57" E

#	LENGTH	RADIUS	CH. LENGTH	CH. BEARING
<b>C1</b>	7.23'	10.00'	7.07'	N 43° 39' 36"
<b>C2</b>	150.81'	50.00'	99.80'	S 70° 38' 06"
<b>C3</b>	7.23'	10.00'	7.07'	S 04° 55' 49"



NOTE:

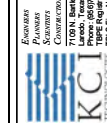
3. THIS PLAT DOES NOT ATTEMPT TO ALTER, AMEND, OR REMOVE ANY COVENANTS OR RESTRICTIONS.
4. DRIVEWAYS WILL BE INSTALLED AT THE TIME OF ISSUANCE OF THE DRIVING PERMITS IN ACCORDANCE WITH THE LAREDO LAND DEVELOPMENT CODE.
5. THE OWNERS OF LOTS 12,3,4 SHALL BE RESPONSIBLE FOR THE MAINTENANCE OF ALL ROAD IMPROVEMENTS WITHIN THE ACCESS ADJACENT EASEMENT.
6. ALL CURB CUTS SHALL COMPLY WITH THE TRANSPORTATION ELEMENT OF THE CITY OF LAREDO COMPREHENSIVE PLAN.
7. SETBACKS SHALL BE DETERMINED BASED ON THE CURRENT ZONING DISTRICT IN ACCORDANCE TO SECTION 24.7.1 OF THE LAREDO LAND DEVELOPMENT CODE.
8. CODES OF BEARING, DISTANCES AND POINT-TO-POINT COORDINATES: NAD 83, UTM, TOWNSHIP 17N, RANGE 43E, ZONE 14N, SOUTH ZONE COORDINATES PROVIDED FOR GENERAL LOCATIVE PURPOSES AND DO NOT CONSTITUTE A FINAL, INDIVIDUAL SURVEY.
9. STATE WATER DETENTION IMPROVEMENTS SHALL BE REVIEWED BY THE ENGINEERING DEPARTMENT AS PART OF THE BUILDING PERMIT APPROVAL AND SHALL BE THE RESPONSIBILITY OF THE LAND OWNER. THE CITY OF LAREDO WATER MANAGEMENT DEPARTMENT SHALL

SUBBASIN DETENTION REQUIREMENTS AS FOLLOWS:  
 BASIN 1(LOT 1, BLOCK 1) VOLUME: 7.65148 (CF) AT A DISCHARGE  
 RATE OF 3.57 (CFS)  
 BASIN 2(LOT 2, BLOCK 1) VOLUME: 6.76248 (CF) AT A DISCHARGE  
 RATE OF 3.85 (CFS)  
 BASIN 3(LOT 3, BLOCK 1) VOLUME: 6.96648 (CF) AT A DISCHARGE  
 RATE OF 3.51 (CFS)  
 BASIN 4(LOT 4, BLOCK 1) VOLUME: 7.41558 (CF) AT A DISCHARGE  
 RATE OF 4.09 (CFS)

PROJECT	
00048146_001	
PLOT DATE/TIME	
7/23/2025 9:28 AM	
STATUS	
FINAL PLAT	
DRAWN BY	CHECKED BY
A.D.A.	A.R.

NO.	DATE	REVISION DESCRIPTION

**MANAGERS**  
 222 Avenue, Suite 201  
 78041  
 29-7844  
 ation No. F-10573



PROJECT NAME

**CALLE DEL NORTE SPRINGFIELD  
SUBDIVISION**

UNIT TYPE

PLAT  
1  
SHEET  
1 OF 2

dan/proj\_2025\_ko00048546\_001 plus springfield calif del\_morte-as cod/ACU/PA/00048546\_001 - Page 5

**ENGINEER/SURVEYOR:**  
KCI TECHNOLOGIES, INC.  
7109 N. BARTLETT AVE. SUITE 20  
LAREDO, TEXAS 78041  
(956) 726-7844

**OWNER:**  
AMF DEVELOPMENT GROUP, LTD.  
LINDA RASH MANN  
916 CALLE DEL NORTE  
LAREDO, TEXAS 78041  
LMANN1115@GMAIL.COM

**OWNER:**  
ARLENE RASH PROPERTIES, LTD.  
ARLENE RASH ALDRIDGE  
P.O. BOX 310633  
NEW BRAUNFELS, TEXAS 78131

