

METES & BOUNDS DESCRIPTION 6.41 ACRES TRACT

BEIND A 641 ACRE TRACT OF LAND, MORE OR LESS, A PORTION OF A 937 ACRE TRACT OF LAND, MORE OR LESS, CONNEYED TO AMF-DEVELOPMENT ORCUP. LTD, RECORDED IN VOLUME 1869, FAMES AND AMF-DEVELOPMENT OR LAND, AMERICAN AM

BEGINNING AT A.F. IRON ROD FOUND ALONG THE EAST RIGHT-OF-WAY LINE OF SPRINGFIELD AVENUE, THE SOUTHWEST CORNER OF LOT 23, BLOCK 11, J.S.J. ESTATES SUBDIVISION, UNIT 3 - LEGACY HEIGHTS, RECORDED IN YOLUME 19, PAGESS, PILA T RECORDS, WEBS COUNTY, TEXAS, FOR THE NORTHWEST CORNER OF THE HERRIN DESCRIBED TRACT;

THENCE ALONG THE SOUTH BOUNDARY LINE OF SAID J.S.J. ESTATES SUBDIVISION, UNIT 3 ~ LEGACY HEIGHTS, THE FOLLOWING COURSES AND DISTANCES:

NORTH 66" 39" 21" EAST, FOR A DISTANCE OF 141.09 FEET, TO A 3" IRON ROD SET, FOR A POINT OF DEFLECTION OF THE HEREIN DESCRIBED TRACT;

THENCE SOUTH 25' 38' 96" EAST, A DISTANCE OF 575.63 FEET, TO A \$ "IRON ROD SET, BEING THE SOUTHEST CORNER AND A POINT OF DEFLECTION OF THE HEREIN DESCRIBED TRACT;

THENCE ALONG SAID NORTH RIGHT-OF-WAYLINE OF CALLE DEL NORTE THE FOLLOWING COURSES AND DISTANCES

SOUTH 77" 46" 48" WEST, A DISTANCE OF 204.88 FEET TO A §" IRON ROD FOUND, FOR A POINT OF DEFLECTION OF THE HEREIN DESCRIBED TRACT;

SOUTH 66" 52" 39" WEST, A DISTANCE OF 245.81 FEET TO AN "X" MARK FOUND, FOR A POINT OF DEFLECTION OF THE HEREIN DESCRIBED TRACT;

THENCE NORTH 89" 44" 59" WEST, A DISTANCE OF 59.49 FEET TO AN "X" MARK FOUND, FOR A POINT OF DEFLECTION OF THE HEREIN DESCRIBED TRACT;

THENCE NORTH 47" 32" 05" WEST, A DISTANCE OF 50.09 FEET TO AN "X" MARK FOUND ON THE EAST RIGHT-OF-WAY OF ABOVE AFOREMENTIONED SPRINGFIELD AVENUE, FOR A POINT OF DEFLECTION OF THE HEREIN DESCRIBED TRACT.

THENCE ALONG SAID EAST RIGHT-OF-WAY LINE OF SPRINGFIELD AVENUE, NORTH 25" 36" 96" WEST,
A DISTANCE OF 465.38 FEET TO RETURN AND CLOSE AT THE POINT OF BEGINNING OF
THIS 64.1 ACRE TRACT, MORE OR LESS.

CALCULATED TO BE: NORTH 83* 14* 54" EAST 912.61"
MEASURED BY GPS, TEXAS COORDINATE SYSTEM, SOUTH ZONE, NAD 1983 TO BE: NORTH 83* 24* 02"
EAST 912.62

METES & BOUNDS DESCRIPTION 2,265.96 SQUARE FEET TRACT

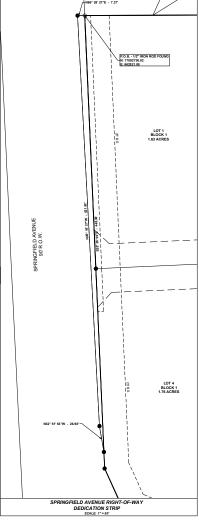
EIRIN A. 2656 BEJAMES FEST TANLT OF LINES MORE ON LESS PUT OF A POP AGRET WAR OF LANK, CONVENTION ON AND CONSCIONATIONS IN TO RECORDED IN VOLUME 1566, PAGIGS ST4 SAT, VOLUME 1569, PAGIS ST4 AND RECORDED IN VOLUME 1566, PAGIS ST4 SAT, VOLUME 1569, PAGIS SC4 AND COUNTY, TEAUS, AND ARE DES RASH PROPERTIES LITTO RECORDED IN VOLUME STATE AND ARE DESCRIBED AND ARE DESCRIBED AND ARE STATE STATE AND ARE DESCRIBED AND ARE STATE AND STATE AND ARE STATE STATE AND ARE DESCRIBED AND ARE STATE AND STATE AND ARE STATE STATE AND ARE STATE AND STATE AND STATE AND STATE AND ARE STATE SECREDIST OF STATE AND STATE AND STATE AND STATE AND ARE STATE AND ARE STATE AND ARE STATE AND STATE AND

THENCE SOUTH 25" 38" 06" EAST, A DISTANCE OF 448.38 FEET, TO A \$\frac{1}{2}" IRON ROD SET, FOR A POINT OF DEFLECTION OF THE HEREIN DESCRIBED TRACT;

THENCE NORTH 66" 39" 21" EAST, A DISTANCE OF 7:37 FEET, TO RETURN AND CLOSE AT THE POINT OF BEGINNING OF THIS 0.053 ACRE TRACT, MORE OR LESS.

BASIS OF BEARING:
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ARAIL ROAD SPIKE FUNDA, AT THE CENTERS HE INTERSECTION OF LATOUR
SOUTHEAST CENTERS HE RETRESCRITION OF ST. JULIEN DRIVE, J.S. J. ESTATES
SUBDIVISION, UNIT 3 – LEGACY HEIGHTS.

CALCULATED TO BE: NORTH 83" 14" 54" EAST 912.61"
MEASURED BY GPS, TEXAS COORDINATE SYSTEM, SOUTH ZONE, NAD 1983 TO BE: NORTH 83" 24" 62" EAST 912.65"



LEGE	END
	PLAT BOUNDARY LINE PROPERTY LOT LINES BUILDING SETBACK (B.S EASEMENT CENTER LINE
	R.O.W. LINES
● ○ P.O.B.	FOUND 12" FROM ROD - FOUND 12" FROM ROD - FORT OF BEGINNING
B.S U.E	BUILDING SETBACK UTILITY EASEMENT

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

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LINE TABLE		
LINE#	LENGTH	BEARING
L1	141.09	N 66" 39" 21" E
L2	59.49'	N 89" 44" 59" W
L3	50.09'	N 47" 32" 05" W
L5	279.04	8 64" 21" 54" W
L6	248.90'	N 25" 38" 06" W
L7	286.85	N 25" 38" 06" W
L7	286.85	N 25" 38" 06" W
L8	238.01"	S 64" 21' 54" W
L9	21.21'	N 70" 38" 06" W
L10	214.35	N 64° 21' 54° E
L11	222.75	8 25" 38' 06" E
L12	22.24"	8 68° 03' 02° E
L13	20.76"	8 20° 37° 12° W
L14	230.74"	8 25° 38' 06° E
L15	21.21	N 70° 38' 06° W
L16	230.74	8 25" 38' 06" E
L17	224.04"	8 64" 21" 54" W
L18	21.21'	8 19" 21' 54" W
L19	203.17	8 75° 37° 07° W

	CURVE TABLE					
#	LENGTH	RADIUS	CH. LENGTH	CH. BEARING		
C1	7.23	10.00"	7.07	N 43" 39" 36" E		
C2	150.81	50.00*	99.80"	8 70° 38′ 06° E		
23	7.23	10.00"	7.07	8 04" 55' 49" E		



NOTES

- DRIVEWAYS WILL BE INSTALLED AT THE TIME OF ISSUANCE OF THE BUILDING PERMITS IN ACCORDANCE WITH THE LAREDO LAND DEVELOPMENT CODE.
- ALL CURB CUTS SHALL COMPLY WITH THE TRANSPORTATION ELEMENT OF THE CITY OF LAREDO COMPREHENSIVE PLAN.
- SETBACKS SHALL BE DETERMINED BASED ON THE CURRENT ZONING DISTRICT IN ACCORDANCE TO SECTION 24.77.1 OF THE LAREDO LAND DEVELOPMENT CODE.
- STORM WATER DETENTION IMPROVEMENTS SHALL BE REVIEWED BY THE ENGINEERING DEPARTMENT AS PART OF THE BUILDING PERMIT APPROVIAL AND SHALL BE THE RESPONSIBILITY OF THE LAND OWNER TO COMPLY WITH THE STORM WATER MANAGEMENT ORDINANCE.

SUBBASIN DETENTION REQUIREMENTS AS FOLLOWS:
BASIN (ILOT1, BLOCK I) VOLUME: 7.651.48 (CF) AT A DISCHARGE
RATE OF 3.57 (CFS).
BASIN (LOT2, BLOCK I) VOLUME: 6.782.48 (CF) AT A DISCHARGE
BATE OF 3.67 (CFS). BASIN (LIDT), ELOCKY VOCUME: <u>8,762.78 (CP)</u> AT A DISCHARGE RATE OF 35E (CFS). BASIN S(LOTS), BLOCKY VOCUME: <u>8,966.48 (CP)</u> AT A DISCHARGE RATE OF 36F (CFS). BASIN 4(LOTS), BLOCKY VOCUME: <u>7,415.58 (CF)</u> AT A DISCHARGE RATE OF 4.00 (CFS).

7/23/2025 9:28 AM FINAL PLAT VICINITY MAP SCALE: 1" = 2000'

> Encusars
> PLANNERS
> SCIENTISTS
> CONSTRUCT
> 7109 N. Bar
> Laredo, Teo
> Phone: (950
> TBPE Regis
> TBLS Firm KC I

X REF

MORE OR LESS, A PORTION OF A 9.97 AGRE TRACT OF LAND, OPMINT GROUP, LTD, AND ARLENE RASH PROPERTIES, LTD, 3 T 222, AGUSTIN SANCHEZ, ORGENAL, GRANFE, WEBS COUNTY

CALLE DEL NORTE SPRINGFIELD SUBDIVISION HET TITLE A 6.41 ACRE TRACT OF LAND, M CONVEYED TO AMF.DEVEL OF PORCION 25, ABSTRACT.

PLAT



1 or 2

OWNER:
AMF DEVELOPMENT GROUP, LTD.
LINDA RASH MANN
916 CALLE DEL NORTE
LAREDO, TEXAS 78041
LMANN1116@GMAIL.COM

CERTIFICATE OF OWNER	
STATE OF TEXAS COUNTY OF WEBB	
CUMIN OF WHEE THE UNDERSONED AUTHORIZED AGENT FOR ARLENE R OWNER OF THE LAND SHOWIN ON THE PLAT, AND DESCONATED HERBIN AS OLLED EX. OWNER OF THE LAND SHOWIN ON THE PLAT, AND DESCONATED HERBIN AS OLLED EX. OWNER OF THE LAND SHOWIN OF THE SHOWING THE STORY OF THE	ASH PROPERTIES, LTD. THE RTE SPRINGFIELD JBS CRIBED HERETO, HEREBY N SHOWN, FOR THE PURPOSE
ARLENE RASH ALDRIDGE - GENERAL PARTNER FOR ARLENE RASH PROPERTIES, LTD.	DATE
STATE OF TEXAS COUNTY OF WEBB	
BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FORGOING INST TO ME THAT THE PERSON EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIO	RUMENT AND ACKNOWLEDGED N THEREIN STATED.
WITNESS MY HAND AND SEAL THIS DAY OF, 2025.	
NOTARY PUBLIC IN AND FOR WEBB COUNTY, TEXAS	
MY COMMISSION EXPIRES:	
CERTIFICATE OF OWNER	
STATE OF TEXAS COUNTY OF WEBB	
THE UNDERSOUNDED AIRTHOGRED ABOUT FOR AMPLOYED OWNER OF THE LAND SHOWN ON THE PLAT AND DESOUNDED THE PLAT AND DESOUNDED THE PLAT AND DESOUNDED THE PLAT AND DESOUNDED TO PLATE ON THE CITY OF LAREDO, COUNTY OF WEBB, TEXAS, AND WHOSE MAKE IS ST EXPORTED FOR THE PLATE OF THE PLATE OF FOR	SLOPMENT GROUP, LTD, THE RTE SPRINGFIELD JBSCHIBED HERETO, HEREBY N SHOWN, FOR THE PURPOSE
ARLENE RASH ALDRIDGE - GENERAL PARTNER FOR AMF-DEVELOPMENT GROUP, LTD STATE OF TEXAS COUNTY OF WEBB	DATE
BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FORGIONA INST OME THAT THE PERSON EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIO WIT	RUMENT AND ACKNOWLEDGED N THEREIN STATED.
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	REPRINGFIELD JBS CRIBED HERETO, HEREBY N SHOWN, FOR THE PURPOSE
GUILLERMÓ DAVID BENAVIDES - CO-MANAGER FOR BENAVIDES MANAGEMENT COMPANY, L.C.C.	DATE
STATE OF TEXAS COUNTY OF WEBB	
BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FORGOING INST TO ME THAT THE PERSON EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIO	RUMENT AND ACKNOWLEDGED N THEREIN STATED.
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NOTARY PUBLIC IN AND FOR WEBB COUNTY, TEXAS	
MY COMMISSION EXPIRES:	
CERTIFICATE OF OWNER	
STATE OF TEXAS COUNTY OF WEBB	
COUNTY OF WEBB. THE UNDERSIONED AUTHORIZED AGENT FOR AMF-DEVE OWNER OF THE LAND SHOWN ON THIS PLAT. AND DESIGNATED HERSEN AS CALLE DEL NO. SUBDINISION IN THE CITY OF LARBOX COUNTY OF WEBB, TEXAS, AND UNIVES MAKE TS ID DEDICATE TO THE USE OF THE PUBLIC FOREVER, ALL STREETS AND EASEMENTS THEREO AND CONSIDERATION THERENE EXPRESSED.	CLOPMENT GROUP, LTD, THE RTE SPRINGFIELD JBSCRIBED HERETO, HEREBY N SHOWN, FOR THE PURPOSE
LINDA CRISTINA BENAVIDES ALEXANDER - CO-MANAGER FOR BENAVIDES MANAGEMENT COMPANY, LC.C.	DATE
FOR BENAVIDES MANAGEMENT COMPANY, LC.C. STATE OF TEXAS COUNTY OF WEBB	
COUNTY OF WILES BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FORGOING INST TO ME THAT THE PERSON EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIO	RUMENT AND ACKNOWLEDGED N THEREIN STATED
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NOTARY PUBLIC IN AND FOR WEBB COUNTY, TEXAS MY COMMISSION EXPIRES:

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RLENE RASH ALDRIDGE - GENERAL PARTNER FOR ARLENE RASH PROPERTIES, LTD. DATE	CARLOS Y. BENAVIDES III - CO-MANAGER FOR BENAVIDES MANAGEMENT COMPANY, L.C.C. DATE
TATE OF TEXAS OUNTY OF WEBB	STATE OF TEXAS COUNTY OF WEBB
EFORE ME, THE UNDERSIONED AUTHORITY, ON THIS DAY PERSONALLY APPEARED. WOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FORGOMO INSTRUMENT AND ACKNOWLEDGED. ONE THAT THE PERSON DECUTED THE SAME FOR THE PURPOSES AND COMSIDERATION THEREIN STATED.	BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED INDOWN TOME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FORGIONEN ORTRUMENT AND ACKNOWLEDGE TO ME THE PERSON EXCITED THE SAME FOR THE PURPOSES AND CONSIDERATION THEREM STATED.
ITNESS MY HAND AND SEAL THISDAY OF, 2025.	WITNESS MY HAND AND SEAL THISDAY OF, 2025.
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TATE OF TEXAS OUNTY OF WEBB	STATE OF TEXAS COUNTY OF WEBB
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RLENE RASH ALDRIDGE - GENERAL PARTNER FOR AMF-DEVELOPMENT GROUP, LTD DATE	ANDRES A. RUBIO, P.E. #141366 DATE
TATE OF TEXAS OUNTY OF WEBB	
FOR ME. THE MADE SMARPS AUTHORITY, OR THIS DAY PRISONALLY APPLIESD WHICH THE MEDIC SMARPS AUTHORITY OR THIS DAY PRISONALLY APPLIESD MADE TO THE MEDIC AND AUTHORITY OF THE PRINCIPLES AND TO AN EXEMPTION THE SMARP AND THE SMAR	ALIGNES A PROJECT
ERTIFICATE OF OWNER	CERTIFICATE OF SURVEYOR
TATE OF TEXAS OUNTY OF WEBB	STATE OF TEXAS COUNTY OF WEBB
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ULLERMÓ DAVID BENAVIDES - CO-MANAGER OR BENAVIDES MANAGEMENT COMPANY, L.C.C.	JEFFREY G. PUIG, R. P.L.S. #9981 DATE OF
TATE OF TEXAS OUNTY OF WEBB	EFFECT AND
EFORE ME. THE UNDERSIDED AUTHORITY, ON THIS DAY PERSONALLY APPEARED OWNN TO ME TO BE THE PERSON WHOSE NAME IS SUSSECRIBED TO THE FORGION ON INSTRUMENT AND ACKNOWLEDGED DIME THAT THE PERSON EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATION THEREIN STATED.	5861
ITNESS MY HAND AND SEAL THIS DAY OF, 2025.	
OTARY PUBLIC IN AND FOR WEBB COUNTY, TEXAS	
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NDA CRISTINA BENAVIDES ALEXANDER - CO-MANAGER DATE	

PLANNING COMMISSION APPROVAL THIS PLAT OF CALLE DEL NORTE SPRINGFIELD SUBDIVISION, HAS BEEN SUBMITTED TO AND CONSIDERED BY THE PLANNING COMMISSION OF THE CITY OF LAREDO, TEXAS, AND IS HEREBY APPROVED BY SUCH COMMISSION ON THE ______ DAY OF ______ JUAN M. NARVAEZ, JR. CHAIRMAN DATE ATTESTMENT OF PLANNING COMMISSION APPROVAL THE CITY OF LAREDO PLANNING COMMISSION APPROVED THE FILING FOR RECORD OF THIS PLAT OF AT A PUBLIC MEETING HELD ON THE DAY OF THE WINUTES OF SAID MEETING REFLICT SUCH APPROVIDE. DAY OF VANESSA GUERRA DATE PLANNING DEPARTMENT CERTIFICATE OF COUNTY CLERK STATE OF TEXAS COUNTY OF WEBB I. CLERK OF THE COUNTY COURT IN AND FOR WEBB COUNTY, TEXAS, DO HEREBY CERTIFY THAT THE FORECOMO INSTRUMENT DATED THE DAY OF 20%, WITH THE CORRECATE OF AUTHENTICATION WAS FILED OF RECORD NMY OFFICE ON THE DAY OF COTHER THE COUNTY OF THE PLAY RECORDS OF SAID COUNTY. WITNESS MY HAND AND SEAL THIS _____DAY OF _______, 2025.

COUNTY CLERK DEPUTY WEBS COUNTY, TEXAS



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OWNER

ARLENE RASH PROPERTIES, LTD.

ARLENE RASH ALDRIDGE
P.O. BOX 310633

ARW BRAUNIFELS, TEXAS 78131

ARALDRIDGE@HOTMAIL COM