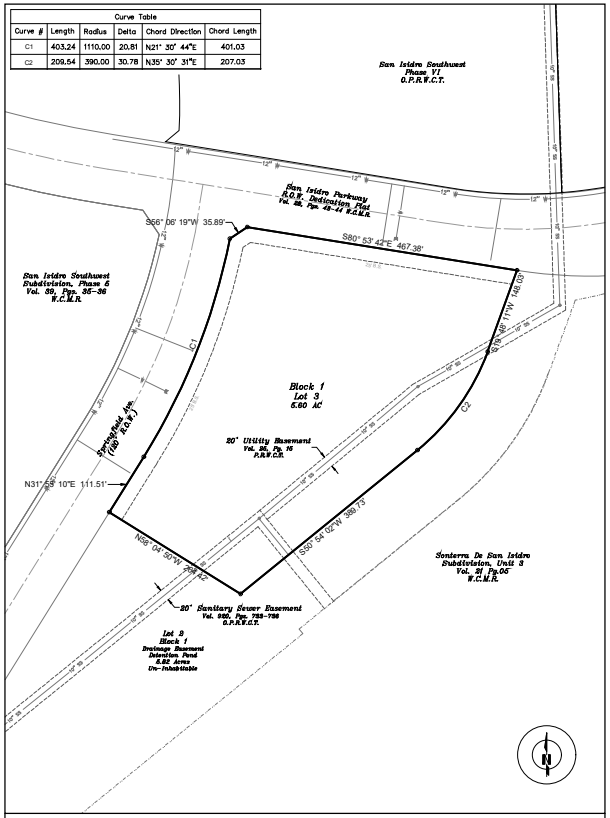
Curve Table					
Curve #	Length	Radius	Delta	Chord Direction	Chord Length
C1	403.24	1110.00	20.81	N21° 30' 44"E	401.03
C2	209.54	390.00	30.78	N35° 30' 31"E	207.03

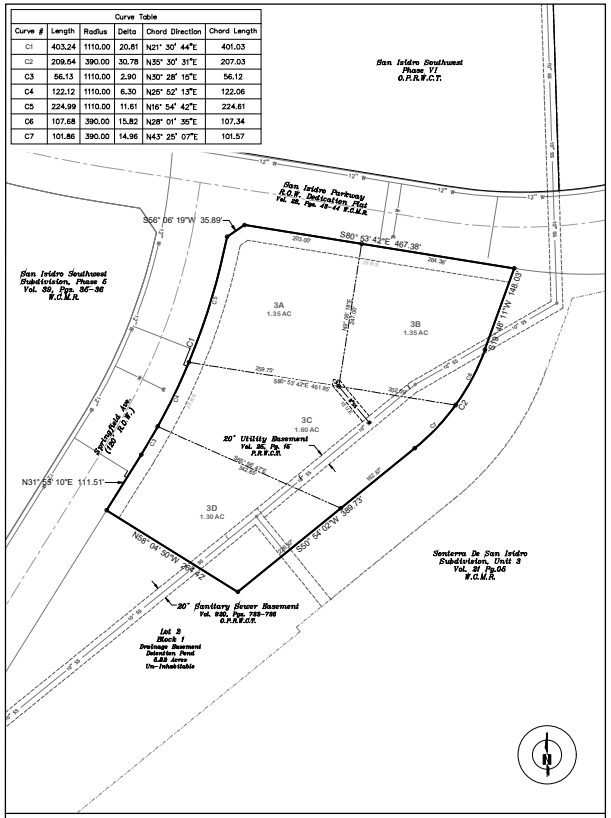


AS PLATTED

LOT 3, BLOCK 1 - SAN ISIDRO SOUTHWEST DETENTION POND PLAT

vol. 39 , p. 96-97, O.P.R.W.C.T.

Curve Table					
Curve #	Length	Radius	Delta	Chord Direction	Chord Length
C1	403.24	1110.00	20.81	N21° 30' 44"E	401.03
C2	209.54	390.00	30.78	N35° 30' 31"E	207.03
C3	56.13	1110.00	2.90	N30° 28' 15"E	56.12
C4	122.12	1110.00	6.30	N25° 52' 13"E	122.06
C5	224.99	1110.00	11.61	N16° 54' 42"E	224.61
C6	107.68	390.00	15.82	N28° 01' 35"E	107.34
C7	101.86	390.00	14.96	N43° 25' 07"E	101.57



RE - PLAT

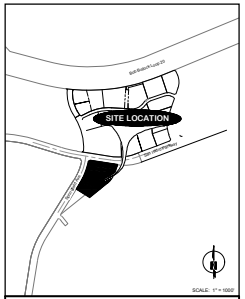
of

LOT 3, BLOCK 1 - SAN ISIDRO SOUTHWEST DETENTION POND PLAT

vol. 39, p. 96-97, O.P.R.W.C.T.

into

SAN ISIDRO SOUTHWEST CORNER RETAIL PLAT



VICINITY MAP

●	FOUND 1/2"Ø IRON ROD
○	SET 1/2"Ø IRON ROD
	EXISTING PROPERTY BOUNDARY
	EXISTING RIGHT-OF-WAY LINE
	EXISTING RIGHT-OF-WAY CENTER LINE
	EXISTING PROPERTY LOT LINE
	EXISTING BUILDING SETBACK LINE
	EXISTING UTILITY EASEMENT LINE
	EXISTING DRAINAGE EASEMENT LINE
U.E.	EXISTING UTILITY EASEMENT DESIGNATION
B.S.	EXISTING BUILDING SETBACK DESIGNATION
6" w	EXISTING WATER SERVICE LINE
6" ss	EXISTING SANITARY SEWER SERVICE LINE
	EXISTING WATER VALVE
	EXISTING FIRE HYDRANT
	EXISTING SANITARY SEWER MANHOLE
	EXISTING SANITARY SEWER SINGLE SERVICE
	EXISTING SANITARY SEWER DOUBLE SERVICE
	EXISTING WATER SINGLE SERVICE
	EXISTING WATER DOUBLE SERVICE
6" w	PROPOSED WATER SERVICE LINE
6" ss	PROPOSED SANITARY SEWER SERVICE LINE
	PROPOSED WATER VALVE
	PROPOSED FIRE HYDRANT
	PROPOSED SANITARY SEWER MANHOLE
	PROPOSED SANITARY SEWER SINGLE SERVICE
	PROPOSED SANITARY SEWER DOUBLE SERVICE
	PROPOSED WATER SINGLE SERVICE
	PROPOSED WATER DOUBLE SERVICE
	PROPOSED PROPERTY BOUNDARY
	PROPOSED PROPERTY LOT LINE
	PROPOSED UTILITY EASEMENT LINE
	PROPOSED DRAINAGE EASEMENT LINE
	PROPOSED BUILDING SETBACK LINE
P.O.C.	POINT OF COMMENCEMENT
P.O.B.	POINT OF BEGINNING
U.C.	UTILITY CONDUITS DESIGNATION
D.E.	DRAINAGE EASEMENT DESIGNATION
P.D.E.	PRIVATE DRAINAGE EASEMENT DESIGNATION
U.E.	UTILITY EASEMENT DESIGNATION
B.S.	BUILDING SETBACK DESIGNATION

NOTES:

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

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

3. THIS REPLAT DOES NOT ATTEMPT TO ALTER, AMEND, OR REMOVE ANY CONVENANTS OR RESTRICTIONS.

4. THE PURPOSE OF THIS REPLAT IS TO DIVIDE LOT 3, BLOCK 1, INTO LOTS 3A, 3B, 3C, AND 3D, BLOCK 1.

5. THIS SUBJECT PROPERTY IS NOT LOCATED WITHIN THE DESIGNATED 100-YEAR FLOODPLAIN PER FEMA FIRM MAP NO.4806651, PANEL NO. 1205-C WITH THE EFFECTIVE DATE OF APRIL 2, 2008.

CERTIFICATE OF OWNER

STATE OF TEXAS
COUNTY OF WEBB

I, San Isidro Southwest, LTD., the undersigned owner of the land shown on this plat, designated herein as Re-Plat of Lot 3, Block 1, San Isidro Southwest Detention Pond Plat into San Isidro Southwest Corner Retail Plat in the City of Laredo, County of Webb, Texas whose name is subscribed hereto, hereby dedicate the use to the public forever all streets, drains, easements, and public places thereon shown, for the purpose and consideration therein expressed.

_____ _____
SAN ISIDRO SOUTHWEST, LTD. DATE

BY : SAN ISIDRO MANAGEMENT, L.C.
ITS GENERAL PARTNER

BY : PAT MURPHY
VICE PRESIDENT

STATE OF TEXAS
COUNTY OF WEBB

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

WITNESS MY HAND AND SEAL THIS _____ OF _____, 2025.

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

LIEN HOLDER CERTIFICATE

This subdivision map is hereby approved and adopted by the undersigned lien holder this _____ day of _____, 2025.

By: _____

Title: _____, as an act and deed of _____.

STATE OF TEXAS
COUNTY OF WEBB

Before me, the undersigned authority personally appeared.

_____
(NAME)

_____
(TITLE)

_____
(FINANCIAL INSTITUTION)

Known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for the purpose and consideration therein expressed and in the capacity therein stated.

WITNESS MY HAND AND SEAL OF OFFICE THIS _____ DAY OF _____, 2025.

_____ _____
NOTARY PUBLIC MY COMMISSION EXPIRES

CERTIFICATE OF ENGINEER

STATE OF TEXAS
COUNTY OF WEBB

I, Ramiro Ibarra, a Registered Professional Engineer in the State of Texas, hereby certify that proper engineering consideration has been given this plat to the matters of streets, lots, water, sewer and appurtenances and drainage layout; and to the best of my knowledge this plat conforms to all requirements of this subdivision ordinance, except for those variances that may have been granted by the Planning Commission of the City.

_____
RAMIRO IBARRA, P.E. #109982

_____
DATE

CERTIFICATE OF SURVEYOR

STATE OF TEXAS
COUNTY OF WEBB

I, _____, a Registered Professional Land Surveyor in the State of Texas, hereby certify that this plat is true and correct and was prepared by an actual survey of the property made under my supervision, on the ground, that the corner monuments shown thereon will be properly placed under my supervision.

_____
NAME

_____
DATE

PLAT APPROVAL-CITY ENGINEER

I have reviewed this plat and accompanying construction drawings identified as Re-Plat of Lot 3, Block 1, San Isidro Southwest Detention Pond Plat into San Isidro Southwest Corner Retail Plat, prepared by Slay Engineering Company, Inc., Ramiro Ibarra Registered License Professional Engineer No. 109982, and dated this _____ day of _____, 20____ and have found them in compliance with the Subdivision Ordinance of the City of Laredo, Texas.

_____
RAMON E. CHAVEZ, P.E., CITY ENGINEER

_____
DATE

PLANNING COMMISSION APPROVAL

This plat, Re-Plat of Lot 3, Block 1, San Isidro Southwest Detention Pond Plat into San Isidro Southwest Corner Retail Plat, has been submitted to and considered by the Planning Commission of the City of Laredo, Webb County, Texas, and is hereby approved by such Commission on the_____.

_____
DANIELLA SADA PAZ - CHAIRMAN

_____
DATE

ATTESTMENT OF PLANNING COMMISSION APPROVAL

The City of Laredo Planning Commission approved the filing for record of this plat at a public meeting held_____.

_____
VANESSA GUERRA, PLANNING DIRECTOR

CERTIFICATE OF COUNTY CLERK

STATE OF TEXAS
COUNTY OF WEBB

I, _____, Clerk of the County Court in and for Webb County, Texas, do hereby certify that the foregoing instrument dated the _____ day of _____ 2025 with the certificate of authentication was filed of record in my office on the _____ day of _____ 2025 at _____ o'clock __.m. in Volume _____, Page(s)_____ of the map records of said County.

WITNESS MY HAND AND SEAL THIS _____ DAY OF _____, 2025.

_____
DEPUTY COUNTY CLERK
WEBB COUNTY, TEXAS

OWNER OR DEVELOPER
San Isidro Southwest, Ltd.
9901 McPherson Rd, Ste 201
Laredo, Texas 78045
(956) 796-1101

ENGINEER E. IBARRA | SURVEYOR R. IBARRA | DRAFTER R. IBARRA | PROJECT MGR. M. SLAY

SLAY ENGINEERING
Company, Inc.
REGISTRATION NUMBER F-1901
9901 McPherson Road, Suite 104
Laredo, Texas 78041
(956) 791-1700 - Ph.
(956) 791-1703 - fax.

DATE PLOTTED: April 2, 2025

ISSUED			
#	DATE	#	DESCRIPTION
1	04.02.25		
2			
3			
4			
5			
6			
7			
8			

#	DATE	DESCRIPTION
1	04.02.25	for RePlat

PROJECT NO. 25.000

DRAWING NAME: RePlat SISW CRP - 2.0.Plat.dwg

REFERENCE DRAWING: x.RePlat SISW CRP - Base.dwg

PROJECT TITLE:

RE-PLAT
of
LOT 3, BLOCK 1, SAN ISIDRO SOUTHWEST DETENTION POND PLAT
vol. 39, p. 96-97, O.P.R.W.C.T.
into
SAN ISIDRO SOUTHWEST CORNER RETAIL PLAT

SHEET TITLE: **RE-PLAT**

SCALE: 1" = 100'

SHEET: 01 - 01 | 2.0

The record of this drawing is on file at the offices of Slay Engineering Company, Inc. 9901 McPherson Road, Suite 104, Laredo, Texas. This document is released for the purpose of reference, coordination, and/or audit by management under the authority of the named professional / registration number and date on the seal affixed. COPYRIGHT 2025, Slay Engineering Company, Inc.
This document was prepared using computer assisted design and drafting equipment and saved on magnetic media. Neither the printed document nor the magnetic media may be altered or amended by any party other than Slay Engineering Company, Inc.