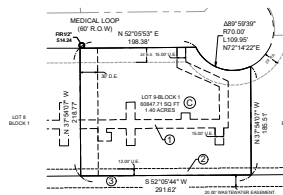


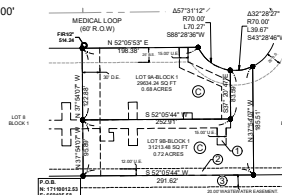
- ① 12" U.E. VOL. 2728, PGS. 387-388 W.C.D.R.
② 12" U.E. VOL. 1037, PG. 758 W.C.D.P.R.
③ 20" WASTEWATER EASEMENT VOL. 923, PGS. 404-408 W.C.D.P.R.



AS PLATTED
SAN ISIDRO MONARCH SUBDIVISION UNIT V
LOT 9, BLOCK 1
VOLUME 24, PAGE 21 W.C.P.R.
LAREDO, TEXAS



- ① 12" U.E. VOL. 2728, PGS. 387-388 W.C.D.R.
② 12" U.E. VOL. 1037, PG. 758 W.C.D.P.R.
③ 20" WASTEWATER EASEMENT VOL. 923, PGS. 404-408 W.C.D.P.R.



RE-PLAT OF
LOT 9, BLOCK 1
SAN ISIDRO MONARCH SUBDIVISION, UNIT V
INTO
LOTS 9A & 9B, BLOCK 1
SAN ISIDRO MONARCH SUBDIVISION, UNIT V
LAREDO, TEXAS

CERTIFICATE OF OWNER

STATE OF ILLINOIS
COUNTY OF _____

I, _____, THE UNDERSIGNED OWNER OF THE LAND SHOWN ON THIS PLAT, AND DESIGNATED HEREIN AS **RE-PLAT OF LOT 9, BLOCK 1, SAN ISIDRO MONARCH SUBDIVISION, UNIT V INTO LOTS 9A & 9B, BLOCK 1, SAN ISIDRO MONARCH SUBDIVISION, UNIT V** IN THE CITY OF LAREDO, COUNTY OF WEBB, TEXAS, AND WHOSE NAME IS SUBSCRIBED HEREIN, HEREBY DEDICATED TO THE USE OF THE PUBLIC FOREVER ALL STREETS, DRAINS, EASEMENTS, AND PUBLIC PLACES THEREON SHOWN FOR THE PURPOSE AND CONSIDERATION THEREIN EXPRESSED.

OWNER: TEXAS HEARING AND BALANCE CENTERS, LLC
DEVELOPER: 10418 MEDICAL LOOP
UNIT E2
LAREDO TX 78045

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 PURPOSE AND CONSIDERATION THEREIN STATED, GIVEN MY HAND AND SEAL OF OFFICE THIS _____ DAY OF _____, 2025.

NOTARY PUBLIC IN AND FOR THE _____ COUNTY,
MY COMMISSION EXPIRES: _____

CERTIFICATE OF ENGINEER

STATE OF TEXAS
COUNTY OF WEBB

I, HEREBY CERTIFY THAT PROPER ENGINEERING CONSIDERATION HAS BEEN GIVEN THIS PLAT TO THE MATTERS OF STREETS, LOTS AND DRAINAGE LAYOUT, AND TO THE BEST OF MY KNOWLEDGE THIS PLAT CONFORMS TO ALL REQUIREMENTS OF THE UNIFIED DEVELOPMENT CODE, EXCEPT FOR THOSE VARIANCES GRANTED BY THE CITY OF LAREDO PLANNING COMMISSION.

VICTOR J. LINARES, P.E.
LICENSED PROFESSIONAL ENGINEER
TEXAS NO. 127669

DATE: _____



CERTIFICATE OF SURVEYOR

STATE OF TEXAS
COUNTY OF WEBB

I HEREBY CERTIFY THAT THIS PLAT IS TRUE AND WAS PREPARED FROM AN ACTUAL SURVEY OF THE PROPERTY MADE UNDER MY SUPERVISION, ON THE GROUND, THAT THE CORNER MONUMENTS SHOWN THEREON WHERE FOUND OR WILL BE PROPERLY PLACED UNDER MY SUPERVISION.

FRANCISCO RAMOS, R.P.L.S.
REGISTERED PROFESSIONAL LAND SURVEYOR
TEXAS NO. 8673

DATE: _____

PLAT APPROVAL - CITY ENGINEER

STATE OF TEXAS
COUNTY OF WEBB

I HAVE REVIEWED THIS PLAT AND ACCOMPANYING CONSTRUCTION DRAWINGS IDENTIFIED AS **RE-PLAT OF LOT 9, BLOCK 1, SAN ISIDRO MONARCH SUBDIVISION, UNIT V INTO LOTS 9A & 9B, BLOCK 1, SAN ISIDRO MONARCH SUBDIVISION, UNIT V**, PREPARED BY VICTOR J. LINARES, P.E., LICENSED PROFESSIONAL ENGINEER NO. 127669, AND DATED THE 22 DAY OF SEPTEMBER, 2025, WITH THE LAST REVISED DATE ON THE _____ DAY OF _____, 2025 AND HAVE FOUND THEM IN COMPLIANCE WITH THE SUBDIVISION ORDINANCE OF THE CITY OF LAREDO.

ELIJIO DE LOS SANTOS, P.E.
CITY ENGINEER

DATE: _____

PLANNING COMMISSION APPROVAL

STATE OF TEXAS
COUNTY OF WEBB

THIS **RE-PLAT OF LOT 9, BLOCK 1, SAN ISIDRO MONARCH SUBDIVISION, UNIT V INTO LOTS 9A & 9B, BLOCK 1, SAN ISIDRO MONARCH SUBDIVISION, UNIT V**, HAS BEEN SUBMITTED TO AND CONSIDERED BY THE PLANNING COMMISSION OF THE CITY OF LAREDO, TEXAS, AND IS HEREBY APPROVED BY SUCH COMMISSION ON _____ DAY OF _____, 2025.

DANIELLA SADA PAZ, (CHAIRMAN)
PLZ CHAIRMAN

DATE: _____

ATTESTMENT OF PLANNING COMMISSION APPROVAL

THE CITY OF LAREDO PLANNING COMMISSION APPROVED THE FILING OF THIS **RE-PLAT OF LOT 9, BLOCK 1, SAN ISIDRO MONARCH SUBDIVISION, UNIT V INTO LOTS 9A & 9B, BLOCK 1, SAN ISIDRO MONARCH SUBDIVISION, UNIT V**, AT A PUBLIC MEETING HELD ON THE _____ DAY OF _____, 2025. THE MINUTES OF SAID MEETING REFLECT SUCH APPROVAL.

VANESSA GUERRA, ACP
PLANNING DIRECTOR

DATE: _____

CERTIFICATE OF COUNTY CLERK

FILED AND RECORDED AT _____ O'CLOCK _____ ON THE _____ DAY OF _____, 2025. THE MINUTES OF MEETING REFLECT SUCH APPROVAL.

DEPUTY _____

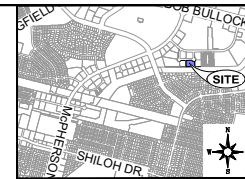
COUNTY CLERK WEBB COUNTY, TEXAS

STATE OF TEXAS
COUNTY OF WEBB

I, _____, CLERK OF THE COUNTY COURT IN AND FOR WEBB COUNTY, DO HEREBY CERTIFY THAT THE FOREGOING INSTRUMENT DATED THE _____ DAY OF _____, 2025 WITH ITS CERTIFICATE OF AUTHENTICATION WAS FILED FOR RECORDING IN MY OFFICE ON THE _____ OF _____, 2025 AT _____ O'CLOCK _____ IN VOLUME _____ PAGE _____ OF THE MAP RECORDS OF SAID COUNTY.

DEPUTY _____

COUNTY CLERK WEBB COUNTY, TEXAS



VICINITY MAP
SCALE: 1" = 2,000'

LEGAL DESCRIPTION OF

SAN ISIDRO MONARCH
SUBDIVISION UNIT V
LOT 9, BLOCK 1
VOLUME 24, PAGE 21
W.C.P.R.
LAREDO, TEXAS



SABIO ENGINEERING
& ASSOCIATES PLLC
1818 E. Reg. # F-238002
OFFICE: (505) 251-2500
408 SHILOH Dr., Ste. 1
LAREDO, TX 78045

PLAT NOTES

THE PURPOSE IS TO RE-PLAT LOT 9, SAN ISIDRO MONARCH PHASE V INTO LOTS 9A & 9B WITH EACH INDIVIDUAL LOT BEING PROVIDED ITS OWN WATER AND SEWER CONNECTIONS.

- THIS PLAT DOES NOT ATTEMPT TO ALTER AMEND OR REMOVE ANY COVENANT OR RESTRICTIONS.
- LOT 9 IS ZONED B-3, INTENDED FOR COMMERCIAL USE.
- SIDEWALKS, DRIVEWAYS, AND TREES WILL BE INSTALLED AT THE TIME OF ISSUANCE OF BUILDING PERMITS IN ACCORDANCE WITH THE LAREDO LAND DEVELOPMENT CODE.
- POINT OF BEGINNING
N. 1710012.53
E. 969105.58
- ALL CURB CUTS SHALL COMPLY WITH THE TRANSPORTATION ELEMENT OF THE CITY OF LAREDO COMPREHENSIVE PLAN.
- THE BUILDING SETBACKS SHALL BE DETERMINED BASED ON THE ZONING IN ACCORDANCE TO SECTION JA 17.1 OF THE LAREDO LAND DEVELOPMENT CODE.
- ALL IMPROVEMENTS AS PER SUBDIVISION ORDINANCE (§ 5-B, SUBDIVISION ORDINANCE).
- LOTS 9A & 9B HAVE DRAINAGE PATTERN C, IN WHICH THEY NATURALLY DRAIN TO THE SOUTH INTO EXISTING CONCRETE CHANNEL, CANYON BLOCK OR IMPREDE POSITIVE DRAINAGE FLOW TO D.E.
- DRAINAGE TO SAN ISIDROMANDAS CREEK BLOCK 1, LOT 1, DETENTION AS PER ORIGINAL PLAT.
- SHARED DRIVEWAY WILL BE PROVIDED SO LOTS 9A & 9B DIRECTLY ACCESS MEDICAL LOOP.

SUMMARY TABLE 1.40 ACRES
2 LOTS [COMMERCIAL]

LEGEND	
PLAT BOUNDARY	
12" IRON ROD FOUND	
12" IRON ROD SET	
WEBB COUNTY PUBLIC RECORDS	
WEBB COUNTY OFFICIAL PUBLIC RECORDS	
WEBB COUNTY MAP RECORDS	
RIGHT OF WAY	
BLOCK	
PROPERTY LINE	
TYPE 'W' DRAINAGE	
TYPE 'N' DRAINAGE	
TYPE '12" DRAINAGE	

10418 MEDICAL LOOP
LAREDO, TX 78045

Owner:

TEXAS HEARING AND BALANCE
CENTERS, LLC,
10418 MEDICAL LOOP
UNIT E2
LAREDO TX 78045

Project Title:

RE-PLAT OF
LOT 9, BLOCK 1
SAN ISIDRO MONARCH
SUBDIVISION, UNIT V
INTO
LOTS 9A & 9B, BLOCK 1
SAN ISIDRO MONARCH
SUBDIVISION, UNIT V

Sheet Size: 1"=100'	Date: 10/7/25
Project No: A-25.004	Status: FINAL
Sheet No.:	

P1