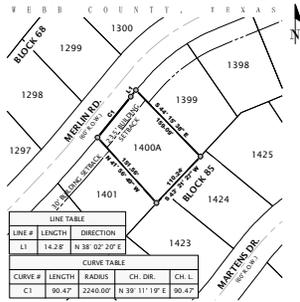
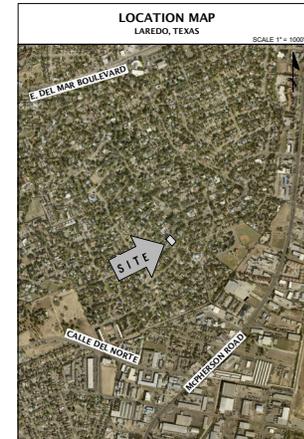


AS PLATTED
 LOT 1400, BLOCK 85
 DEL MAR HILLS, SECTION V, AREA "C"
 CITY OF LAREDO, TEXAS
 VOL. 3, PAGE 32
 WEBB COUNTY PLAT RECORDS



REPLAT INTO
 LOT 1400A, BLOCK 85
 DEL MAR HILLS, SECTION V, AREA "C"
 CITY OF LAREDO, TEXAS

LEGAL DESCRIPTION:
 LOT 1400A, BLOCK 85
 DEL MAR HILLS, SECTION V, AREA "C"
 0.38 ACRE TRACT
 SAID 0.38 ACRE TRACT, RECORDED IN VOL. 3, PAGES 32, W.C.P.R.



- NOTES & RESTRICTIONS**
1. THIS SUBJECT PROPERTY IS NOT LOCATED WITHIN THE DESIGNATED 100-YEAR FLOODPLAIN PER FEMA FIRM MAP No. 48479C, PANEL No. 1250C, WITH EFFECTIVE DATE OF APRIL 02, 2008.
 2. ALL IMPROVEMENTS SHALL BE AS PER SUBDIVISION ORDINANCE.
 3. GRID COORDINATES: NAD83 (2011 ADJ.), TEXAS STATE PLANE, 4205 SOUTH ZONE, PROVIDED FOR GENERAL LOCATIVE PURPOSE AND DO NOT REPRESENT OFFICIAL (NGS) CONTROL.
 4. THE PURPOSE OF THIS REPLAT IS TO CHANGE THE BUILDING SETBACK FROM 30 FT INTO 23.5 FT.

CERTIFICATE OF OWNER:
 STATE OF TEXAS §
 WEBB COUNTY §

I, _____, THE UNDERSIGNED OWNER OF THE LAND SHOWN ON THIS PLAT, AND DESIGNATED HEREIN AS LOT 1400A, BLOCK 85, DEL MAR HILLS, SECTION V, AREA "C", IN COUNTY OF WEBB, TEXAS, AND WHOSE NAME IS SUBSCRIBED HERETO, HEREBY DEDICATE TO THE USE OF THE PUBLIC FOREVER DRAINS, EASEMENTS AND PUBLIC PLACES THEREON SHOWN FOR THE PURPOSE AND CONSIDERATION THEREIN EXPRESSED.

ERNEST MARTIN BRUNI III _____ DATE _____

STATE OF TEXAS §
 WEBB COUNTY §
 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 CONSIDERATION THEREIN STATED. GIVEN MY HAND AND SEAL OF OFFICE THIS ____ DAY OF _____, 2024.

NOTARY PUBLIC IN AND FOR THE WEBB COUNTY, TEXAS
 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 WATER, SEWER SERVICES, APPURTENANCES AND DRAINAGE LAYOUT; AND TO THE BEST OF MY KNOWLEDGE THIS PLAT CONFORMS TO ALL REQUIREMENTS OF THE SUBDIVISION ORDINANCE, EXCEPT FOR THOSE VARIANCES THAT MAY HAVE BEEN GRANTED BY THE PLANNING COMMISSION OF THE CITY OF LAREDO AND WEBB COUNTY COMMISSIONERS' COURT.

RICARDO M. VILLARREAL, P.E. No. 101308-TEXAS _____ DATE _____

CERTIFICATE OF SURVEYOR
 STATE OF TEXAS:
 COUNTY OF WEBB

I, _____, THE UNDERSIGNED REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF TEXAS, HEREBY CERTIFY THAT THIS PLAT IS TRUE AND WAS PREPARED FROM AN ACTUAL SURVEY OF THE PROPERTY MADE UNDER MY SUPERVISION, ON THE GROUND.

RICARDO VILLARREAL, R.P.L.S. No. 6242 _____ DATE _____
 TPLS FIRM REG. NO. 10194666



PLAT-APPROVAL CITY ENGINEER
 I HAVE REVIEWED THIS PLAT AND ACCOMPANYING CONSTRUCTION DRAWINGS IDENTIFIED AS LOT 1400A, BLOCK 85, DEL MAR HILLS, SECTION V, AREA "C", PREPARED BY RICARDO M. VILLARREAL, REGISTERED PROFESSIONAL ENGINEER NO. 101308, AND DATED THE ____ DAY OF _____, 20____, WITH THE LAST REVISED DATE ON _____ AND HAVE FOUND THEM IN COMPLIANCE WITH THE SUBDIVISION ORDINANCE OF THE CITY OF LAREDO, TEXAS.

ELIJO DE LOS SANTOS, P.E. _____ DATE _____
 CITY ENGINEER

PLANNING COMMISSION APPROVAL
 THIS PLAT OF LOT 1400A, BLOCK 85, DEL MAR HILLS, SECTION V, AREA "C" 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 _____, 20____.

DANIELLA SADA PAZ, _____ DATE _____
 PLANNING AND ZONING COMMISSION CHAIR

ATTESTMENT OF PLANNING COMMISSION APPROVAL
 THE CITY OF LAREDO PLANNING COMMISSION APPROVED THE FILING FOR RECORD OF THIS PLAT AT A PUBLIC MEETING HELD ON THE ____ DAY OF _____, 20____. THE MINUTES OF SAID MEETING REFLECT SUCH APPROVAL.

VANESSA GUERRA, AICP _____ DATE _____
 DIRECTOR OF PLANNING DEPARTMENT
 CITY OF LAREDO, TEXAS

CERTIFICATE OF COUNTY CLERK
 STATE OF TEXAS:
 COUNTY OF WEBB

I, MARCE RAMIREZ IBARRA, CLERK OF THE COUNTY COURT OF WEBB COUNTY, TEXAS, DO HEREBY CERTIFY THAT THE FOREGOING INSTRUMENT DATED ____ DAY OF _____, 2024, WITH ITS CERTIFICATE OF AUTHENTICATION, HEREIN DESIGNATED AS LOT 1400A, BLOCK 85, DEL MAR HILLS, SECTION V, AREA "C" WAS FILED FOR RECORD IN MY OFFICE ON THE ____ DAY OF _____, 20____, AT ____ O'CLOCK ____ M. IN VOLUME ____ PAGE ____ OF THE RECORDS OF SAID COUNTY ON THIS ____ DAY OF _____, 20____.

HON. MARCE RAMIREZ IBARRA _____ DATE _____
 COUNTY CLERK, WEBB COUNTY, TEXAS

ENGINEER
 RICARDO M. VILLARREAL, P.E.
 TOP SITE CIVIL GROUP, LLC
 10101 INTERNATIONAL BLVD., STE. 300
 LAREDO, TEXAS 78045
 (956) 725-5057

SURVEYOR
 RICARDO M. VILLARREAL, R.P.L.S.
 TOP SITE CIVIL GROUP, LLC
 10101 INTERNATIONAL BLVD., STE. 300
 LAREDO, TEXAS 78045
 (956) 725-5057

OWNER:
 ERNEST MARTIN BRUNI III
 P. O. BOX 451416
 LAREDO, TX 78045-0035

REPLAT OF
 LOT 1400, BLOCK 85, DEL MAR HILLS, SECTION V, AREA "C"
 INTO
 LOT 1400A, BLOCK 85, DEL MAR HILLS, SECTION V, AREA "C"
 CITY OF LAREDO, WEBB COUNTY, TEXAS

PROJECT #	_____
FILED DATE	8/8/24
DRAWN BY	RAM
APPROVED BY	RAM
DATE	07/22/2024
PLS NAME	LOT 1400, BLOCK 85, DEL MAR HILLS, SECTION V, AREA "C"
SCALE	AS SHOWN

TOPSITE
 Civil Group
 10000 JARDIN BLVD., SUITE 100
 LAREDO, TEXAS 78045
 (956) 725-5057
 www.topsitecivil.com

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