

LEGE	ND
	PLAT BOUNDARY LINE . PROPERTY LOT LINES . BULDING SETBACK (B.S.) . EASEMENT . CENTER LINE . R.O.W. LINES
•	FLOODWAY 180 YR FLOOD HAZRIG SET 12" IRON ROD FOUND 12" IRON ROD
P.O.B. P.O.C. B.S	POINT OF BEGINNING POINT OF COMMENCING BUILDING BETBACK
U.E	UTILITY EASEMENT

CURVE TABLE						
z	LENGTH	RADIUS	CH. LENGTH	CH. BEARING		
C1	217.49'	288.00"	212.36	N 45' 45' 00" E		

LINE TABLE				
LINE#	LENGTH	BEARING		
L1	113.57"	N 67" 23' 03" E		
L2	78.70	S 16" 47" 28" E		
L3	108.12'	N 67" 22' 37" E		
L4	107.82	N 22" 37' 00" W		
L5	106.87	N 15" 08' 16" W		

LOT TABLE		
LOT	ACRES	
- 1	2.1	
2	- 1	

- THIS PLAT DOES NOT ATTEMPT TO ALTER, AMEND, OR REMOVE ANY COVENANTS OR RESTRICTIONS.
- 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.
- BASIS OF BEARING, DISTANCES AND P.O.B. GRID COORDINATES: NAD 83 (2011 ADJ.) TEXAS STATE PLANE, 4205 SOUTH ZONE: COORDINATES PROVIDED FOR GENERAL LOCATIVE PURPOSES AND DO NOT REPRESENT OFFICIAL (NGS)
- CONTROL.

 APORTION OF PAD DESCRIBED PROPERTY IS DOUTED WITHIN A MASE AWAYED

 A ZONE DESCRIBED PROPERTY IS DOUTED WITHIN A MASE AWAYED

 A ZONE DESCRIANTON IN ZONE AT BY THE FEDERAL EMERCIANCY MANAGEMENT

 A ZONE DESCRIANTON IN ZONE AT BY THE FEDERAL EMERCIANCY MANAGEMENT

 AND THE PART OF THE PAR



LEGAL DESCRIPTION RESENDEZ COMMERCIAL PLAT

COMMENCING AT A FOUND CONCRETE MONUMENT AT THE NORTHEAST CORNER OF LOJ 1, IWJ INDUSTRIAL PARK REPLAT, RECORDED IN VOLUME 4, PAGE 83, WEBS COUNTY PLAT RECORDED IN VOLUME 4, PAGE 83, WEBS COUNTY PLAT RECORDS, SAME BEING A POINT ALONG THE BASTERN RIGHT-OF-WAY LIKE PM 1472, MINRS ROAD, THEORE, MOSTITA VIEW 69 372 EAST, FOR DISTINCE OF 199, 39 FEET TO THE NORTHWEST CORNER AND POINT OF BEGINNING OF THIS TRANSPORTED IN THE PROPERTY OF T

THENCE NORTH 67" 23" 63" EAST, FOR A DISTANCE OF 113.57 FEET, TO A POINT, BEING A POINT OF DEFLECTION TO THE LEFT HEREOF:

THENCE ALONG A CURVE TO THE LEFT HAVING A RADIUS OF 288.00 FEET, AN ARCI LENGTH OF 217.49 FEET, A CHORD BEARING OF NORTH 45° 45° 00" EAST, AND A CHORD DISTANCE OF 212.50 FEET, TO A POINT, BEING A POINT OF DEFLECTION TO THE RIGHT HEREOF;

THENCE SOUTH 16" 47" 28" EAST, FOR A DISTANCE OF 78.70 FEET, TO A POINT, BEING A POINT OF DEFLECTION TO THE LEFT HEREOF;

THENCE NORTH 67° 22' 37" EAST, FOR A DISTANCE OF 108.12 FEET, TO A POINT, BEING A POINT OF DEFLECTION TO THE LEFT HEREOF:

THENCE NORTH 22" 37" 60" WEST, FOR A DISTANCE OF 107.82 FEET, TO A POINT, BEING A POINT OF DEFLECTION TO THE RIGHT HEREOF; THENCE NORTH 67" 22" 47" EAST, FOR A DISTANCE OF 404.13 FEET, TO A POINT, BEING A POINT OF DEFLECTION TO THE LEFT HEREOF;

THENCE SOUTH 22" 36" 57" EAST, FOR A DISTANCE OF 213.82 FEET, TO A POINT, BEING A POINT OF DEFLECTION TO THE RIGHT HEREOF;

THENCE SOUTH 67° 23' 63" WEST, FOR A DISTANCE OF 829.14 FEET, TO A POINT, BEING A POINT OF DEFLECTION TO THE RIGHT HEREOF;

THENCE NORTH 15° 06' 16" WEST, FOR A DISTANCE OF 166.87 FEET, TO THE POINT OF BEGINNING, CONTAINING 3.10 ACRES, MORE OR LESS.

BASIS OF BEARING: BASED ON NADS3. TEXAS STATE PLANES. SOUTH ZONE 4205. U.S. FOOT.

CERTIFICATE OF OWNER

STATE OF TEXAS COUNTY OF WEBB

I, ABJO A. RESENDEZ ROUEROA. THE UNDERSIGNED AUTHORIZED AGENT FOR JOSE C. RESENDEZ HOLDING COMPAN-LLC, THE OWNER OF THE LAND SHOWN ON THEIR PLAT, AND DESIGNATED HERBIN AS RESENDEZ COMMERCIAL PARK IN THE CITYOF LARGE, COLUNTY OF WIRES TEXAS, AND WINDES WANKE IS BUSCORED OWNERTO, HERBIN FOR DEDICATE TO THE USE OF THE PUBLIC FOREYER, ALL STREETS AND EASEMENTS THEREON SHOWN, FOR THE PURPOSE AND CONSIDERATION THEREON EXPRESSED.

JULIO A. RESENDEZ FIGUEROA - AUTHORIZED AGENT FOR JOSE C. RESENDEZ HOLDING COMPANY, LLC 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 INSTRUMENT AND ACKNOWLEDGED TO ME FORGOING INSTRUMENT AND ACKNOWLEDGED TO ME FOR WITNESS MY HAND AND SEAL THIS DAY OF

NOTARY PUBLIC IN AND FOR WEBB COUNTY, TEXAS

TITLE: AS AN ACT AND DEED OF TEXAS COMMUNITY BANK FINANCIAL INSTITUTION

_____OF_____

NOTARY PUBLIC IN AND FOR _____ MY COMMISSION EXPIRES:

CERTIFICATE OF ENGINEER

STATE OF TEXAS COUNTY OF WEBB

JEFFREY G. PUIG, A R CERTIFY THAT PROPER CENTRY THAT PROPER PROMERTING CONSIDERATION AND SERVICE WITH THAT PROPER PROMERTING CONSIDERATION HAS BEEN OWNED THE PLAT TO THE MATTERS OF STREETS, LOTS, WATER, SEWER AND APPLICITEDIANCES AND DRAINAGE LAVOUT, AND TO THE SET OF MY MOVIMEDED BY BE PLAT CONFORM TO ALL REQUIREMENTS OF THE SUBDIVISION OF DRAINAGE SET OF THE THOSE VARIANCES THAT MAY HAVE BEEN GROWTED BY THE PLANNING COMMERCIAL PROVINCES.

JEFFREY G. PUIG, P.E. #86352



CERTIFICATE OF SURVEYOR

STATE OF TEXAS COUNTY OF WEBB

I, JEFFREY O, PUID, A REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF TEXAS, HEREBY CERTFY 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 CORREL MONAIMENTS SHOWN THEREON WERE FOUND OR WILL BE PROPERLY PLACED UNDER MY SUPERVISION.

JEFFREY G. PUIG, R.P.L.S. #5961



PLAT APPROVAL - CITY ENGINEER

I HAVE REVIEWED THE PLAT AND ACCOMPANYING CONSTRUCTION DRAWINGS IDENTFIE

PREPARED BY JEFFREY G, PUIG REGISTERED PROFESSIONAL

ENGINEER NO. 86352, AND DATED THE DAY OF AND 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 OF , 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

ATTESTMENT OF PLANNING COMMISSION APPROVAL

DATE

CERTIFICATE OF COUNTY CLERK

L. CLERX OF THE COUNTY COURT IN AND FOR WEBS COUNTY TOWN TO HER COUNTY COURT IN AND FOR WEBS COUNTY DEVALUATION OF THE COUNTY OF

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

DEBLITY

COMMERCIAL RESENDEZ

PARK

762302164

4/15/2025 4:53 PM

FINAL

1 OF 1