

LEGEND

- EXISTING PLAT BOUNDARY LINE
- - - EXISTING RIGHT-OF-WAY
- - - EXISTING BUILDING SETBACK
- - - EXISTING EASEMENT LINE
- - - EXISTING RIGHT-OF-WAY
- - - EXISTING LOT LINE
- - - FOUND 1/2" IRON ROD
- P.O.B. POINT OF BEGINNING
- P.O.C. POINT OF COMMENCING

ABBREVIATIONS

- R.O.W. = RIGHT-OF-WAY
- B.S. = BUILDING SETBACK
- U.E. = UTILITY EASEMENT
- D.E. = DRAINAGE EASEMENT

CURVE TABLE

#	LENGTH	RADIUS	CH. LENGTH	CH. BEARING
C1	54.20'	70.00'	52.90'	S89° 32' 34"W
C2	328.44'	70.00'	100.00'	N22° 40' 18"W
C3	54.28'	70.00'	52.93'	S45° 07' 38"W

PROJECT

PLAT DATE: _____

STATUS: _____

DRAWN BY: J.J.C. CHECKED BY: E.L.O.

ENGINEER
 PLANNER
 CONSULTANT
 KCI TECHNOLOGIES
 7109 N. BARTLETT AVE., SUITE 201
 LAREDO, TEXAS 78041
 PHONE: (956) 782-7844 FAX: (956) 782-7844
 TRLS Firm No. 10194345

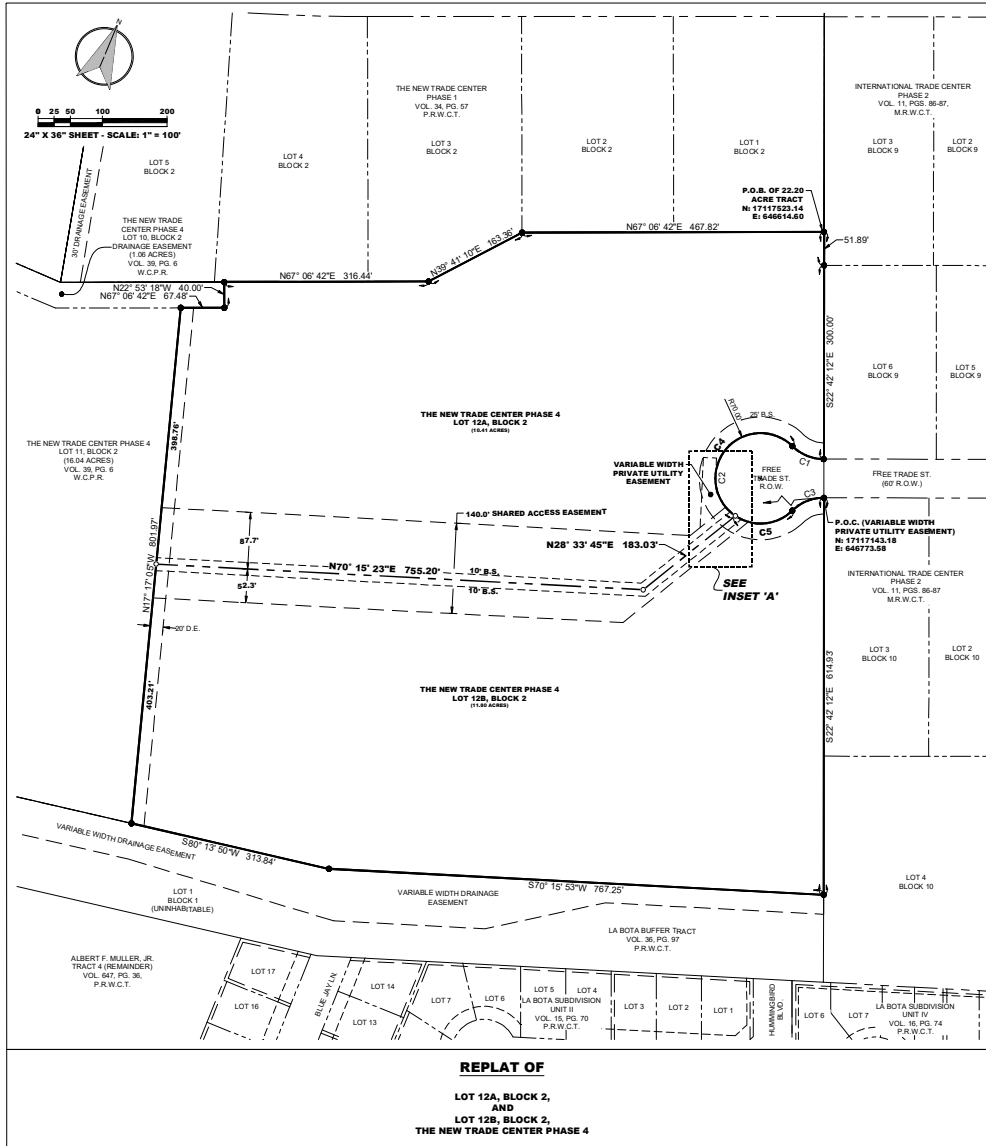
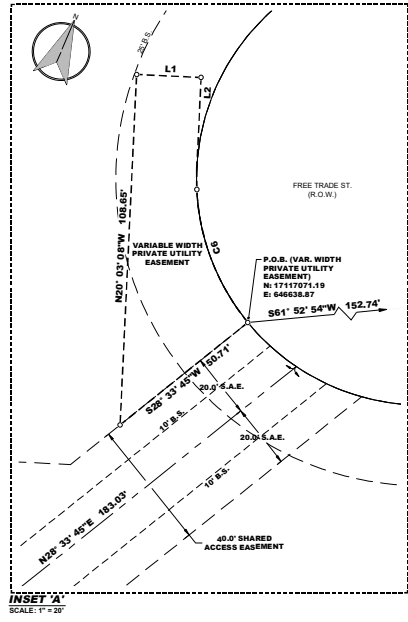
REPLAT OF
LOT 12, BLOCK 2 THE NEW TRADE CENTER PHASE 4
VOL. 39, PGS. 6, P.R.W.C.T.
INTO
LOT 12A, BLOCK 2, AND LOT 12B, BLOCK 2,
THE NEW TRADE CENTER PHASE 4

1
 SHEET
 1 OF 3

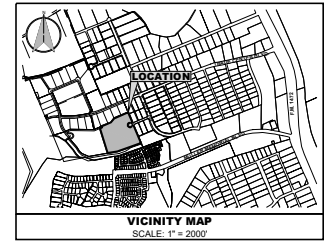
ENGINEER/SURVEYOR
 KCI TECHNOLOGIES, INC.
 7109 N. BARTLETT AVE. SUITE 201
 LAREDO, TEXAS 78041
 (956) 782-7844

OWNER:
 INTERAMERICA INDUSTRIAL REAL ESTATE, LLC
 4153 FREE TRADE STREET
 LAREDO, TX 78045

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REPLAT OF
LOT 12A, BLOCK 2,
AND
LOT 12B, BLOCK 2,
THE NEW TRADE CENTER PHASE 4



LEGEND

---	PLAT BOUNDARY LINE
---	LOT LINE
---	BUILDING SETBACK LINE
---	EASEMENT LINE
---	EXISTING RIGHT-OF-WAY LINE
---	VARIABLE WIDTH UTILITY EASEMENT LINE
---	EXISTING BUILDING SETBACK LINE
---	EXISTING EASEMENT LINE
---	EXISTING LOT LINE
○	SET 12" IRON ROD
●	FOUND 12" IRON ROD
○	POINT OF BEGINNING
●	P.O.C.
○	POINT OF COMMENCING

ABBREVIATIONS:
 R.O.W. = RIGHT-OF-WAY
 B.S. = BUILDING SETBACK
 S.A.E. = SHARED ACCESS EASEMENT
 U.E. = UTILITY EASEMENT
 D.E. = DRAINAGE EASEMENT

CURVE TABLE

#	LENGTH	RADIUS	CH. LENGTH	CH. BEARING
C1	54.29'	70.00'	52.90'	S89° 32' 34\"/>

LINE TABLE

LINE #	LENGTH	BEARING
L1	30.00'	N69° 50' 52\"/>

CURVE TABLE

#	LENGTH	RADIUS	CH. LENGTH	CH. BEARING
C4	232.73'	70.00'	139.47'	S19° 29' 15\"/>

PROJECT:		
PLAT DATE/TIME:		
STATUS:		
DRAWN BY:	J.U.C.	
CHECKED BY:	E.L.O.	
DATE:		
REVISIONS:		
NO.	DATE	DESCRIPTION
1		

ENGINEER: **KCI**
 PLANNERS
 SURVEYORS
 CONSTRUCTION MANAGERS
 7100 N. BARTLETT AVENUE, SUITE 201
 LARDO, TEXAS 78041
 PHONE: (957) 727-7844
 FAX: (957) 727-7844
 TOLL FREE: (800) 541-8455
 TECHNICAL: (957) 727-7844

REPLAT OF
LOT 12, BLOCK 2 THE NEW TRADE CENTER PHASE 4
VOL. 39, PGS. 6, P.R.W.C.T.
INTO
LOT 12A, BLOCK 2, AND LOT 12B, BLOCK 2,
THE NEW TRADE CENTER PHASE 4

2
 SHEET
 2 OF 3

ENGINEER/SURVEYOR:
 KCI TECHNOLOGIES, INC.
 7100 N. BARTLETT AVE. SUITE 201
 LARDO, TEXAS 78041
 (957) 727-7844

OWNER:
 INTERAMERICA INDUSTRIAL REAL ESTATE, LLC
 4113 FREE TRADE STREET
 LARDO, TX 78049

LEGAL DESCRIPTION OF THE NEW TRADE CENTER PHASE 4 LOT 12, BLOCK 2, 22.20 ACRE TRACT

A TRACT OF LAND CONTAINING 22.20 ACRES, MORE OR LESS, SITUATED IN DOLORES GARCIA PORCION 16, ABSTRACT 46, WEBB COUNTY, TEXAS, BEING OUT OF A TRACT OF LAND CALLED TO CONTAIN 126.83 ACRES, AS DESCRIBED IN WARRANTY DEED DATED OCTOBER 11, 1991 TO ROBERT MULLER LTD., RECORDED IN VOLUME 1616, PAGES 440-443, REAL PROPERTY RECORDS OF WEBB COUNTY, TEXAS, THIS 41.88 ACRE TRACT BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A FOUND 1/2" IRON ROD FOR THE SOUTHEASTERN CORNER OF LOT 1, BLOCK 2 OF THE NEW TRADE CENTER, PHASE 1, RECORDED IN VOLUME 34, PAGE 57, PLAT RECORDS OF WEBB COUNTY, TEXAS, BEING A POINT ON THE WESTERN BOUNDARY LINE OF LOT 3, BLOCK 9 OF INTERNATIONAL TRADE CENTER PHASE 2, RECORDED IN VOLUME 11, PAGES 86-87, MAP RECORDS OF WEBB COUNTY, TEXAS, AND BEING THE NORTHEASTERN CORNER OF THIS TRACT HEREOF;

THENCE, SOUTH 22° 42' 12" EAST, ALONG THE SOUTHERN BOUNDARY LINE OF SAID LOT 3, BLOCK 9, AT A DISTANCE OF 51.89 FEET TO A FOUND 1/2" IRON ROD FOR THE SOUTHWESTERN CORNER OF SAID LOT 3, BLOCK 9, AND NORTHWESTERN CORNER OF LOT 6, BLOCK 9 OF SAID INTERNATIONAL TRADE CENTER, PHASE 2, AND CONTINUING FOR A TOTAL DISTANCE OF 306 FEET TO A FOUND 1/2" IRON ROD FOUND AT SOUTHWESTERN CORNER OF LOT 6, BLOCK 9, OF SAID INTERNATIONAL TRADE CENTER, PHASE 2, AND BEING THE SOUTHEASTERN CORNER AND POINT OF DEFLECTION TO THE RIGHT HEREOF;

THENCE, ALONG A CURVE TO THE RIGHT HAVING A RADIUS OF 70.00 FEET, AN ARCH LENGTH OF 54.25 FEET, A CHORD BEARING OF SOUTH 69° 32' 34" WEST, AND A CHORD DISTANCE OF 52.90 FEET, TO A FOUND 1/2" IRON ROD, TO A POINT OF TANGENCY HEREOF;

THENCE, ALONG A CURVE TO THE RIGHT HAVING A RADIUS OF 70.00 FEET, AN ARCH LENGTH OF 328.44 FEET, A CHORD BEARING OF NORTH 22° 40' 18" WEST, AND A CHORD DISTANCE OF 100.00 FEET, TO A FOUND 1/2" IRON ROD, FOR A POINT OF TANGENCY HEREOF;

THENCE, ALONG A CURVE TO THE RIGHT HAVING A RADIUS OF 70.00 FEET, AN ARCH LENGTH OF 54.28 FEET, A CHORD BEARING OF SOUTH 45° 07' 38" WEST, AND A CHORD DISTANCE OF 52.83 FEET, TO A FOUND 1/2" IRON ROD, FOR A POINT OF DEFLECTION TO THE RIGHT HEREOF;

THENCE, SOUTH 22° 42' 12" EAST, ALONG THE EASTERN BOUNDARY LINE TO A POINT FOR THE NORTHWESTERN CORNER OF LOT 3, BLOCK 10 OF INTERNATIONAL TRADE CENTER PHASE 2, RECORDED IN VOLUME 11, PAGES 86-87, MAP RECORDS OF WEBB COUNTY, TEXAS, AND CONTINUING FOR A DISTANCE OF 644.8 FEET, TO A FOUND 1/2" IRON ROD, FOR THE NORTHEAST CORNER OF LOT 1, BLOCK 1, LA BOTA BUFFER TRACT, RECORDED IN VOLUME 36, PAGE 97, PLAT RECORDS OF WEBB COUNTY, TEXAS, BEING THE SOUTHEASTERN CORNER AND A POINT OF DEFLECTION TO THE RIGHT HEREOF;

THENCE, ALONG THE NORTHERN BOUNDARY LINE OF SAID LOT 1, BLOCK 1 OF SAID LA BOTA BUFFER TRACT WITH THE FOLLOWING BEARING AND DISTANCES: SOUTH 70° 15' 53" WEST - 707.25 FEET TO A FOUND 1/2" IRON ROD FOR A POINT OF DEFLECTION TO THE RIGHT HEREOF;

SOUTH 80° 12' 50" WEST - 714.84 FEET TO A FOUND 1/2" IRON ROD FOUND AT A SOUTHEASTERN CORNER OF LOT 11, BLOCK 2 OF THE NEW TRADE CENTER PHASE 4, RECORDED IN VOLUME 39, PAGE 6, MAP RECORDS OF WEBB COUNTY, TEXAS, AND BEING THE NORTHWESTERN CORNER AND POINT OF DEFLECTION TO THE RIGHT HEREOF;

THENCE, NORTH 17° 17' 03" WEST, ALONG THE EASTERN BOUNDARY LINE OF LOT 1, BLOCK 2 OF THE NEW TRADE CENTER PHASE 4, RECORDED IN VOLUME 39, PAGE 6, MAP RECORDS OF WEBB COUNTY, TEXAS, FOR A DISTANCE OF 801.97 FEET, AND BEING THE NORTHWESTERN CORNER AND POINT OF DEFLECTION TO THE RIGHT HEREOF;

THENCE, NORTH 07° 04' 42" EAST, ALONG SOUTHEASTERN CORNER OF LOT 10, BLOCK 2 OF THE NEW TRADE CENTER PHASE 4 DRAINAGE EASEMENT, FOR A DISTANCE OF 67.48 FEET TO A FOUND 1/2" IRON ROD FOR A DEFLECTION TO THE LEFT HEREOF;

THENCE, NORTH 22° 53' 18" WEST, ALONG SAID SOUTHEASTERN CORNER OF LOT 10, BLOCK 2 OF THE NEW TRADE CENTER PHASE 4 DRAINAGE EASEMENT, FOR A DISTANCE OF 48.00 FEET TO A FOUND 1/2" IRON ROD AT THE SOUTHWESTERN CORNER OF LOT 4, BLOCK 2 OF THE NEW TRADE CENTER PHASE 1, RECORDED IN VOLUME 34, PAGE 57, MAP RECORDS OF WEBB COUNTY, TEXAS, AND BEING THE NORTHWESTERN CORNER AND POINT OF DEFLECTION TO THE RIGHT HEREOF;

THENCE, NORTH 07° 06' 42" EAST, ALONG SAID SOUTHWESTERN CORNER OF LOT 4, BLOCK 2 OF THE NEW TRADE CENTER PHASE 1, FOR A DISTANCE OF 316.44 FEET TO A FOUND 1/2" IRON ROD FOR THE POINT OF DEFLECTION TO THE RIGHT HEREOF;

THENCE, NORTH 39° 41' 10" EAST, ALONG THE SOUTHERN BOUNDARY LINE OF LOT 3, BLOCK 2 OF SAID THE NEW TRADE CENTER PHASE 1, FOR A DISTANCE OF 163.36 FEET TO FOUND 1/2" IRON ROD FOR THE SOUTHEASTERN CORNER OF LOT 3, BLOCK 2 AND SOUTHWESTERN CORNER OF LOT 2, BLOCK 2 OF SAID THE NEW TRADE CENTER, PHASE 1, BEING A POINT OF DEFLECTION TO THE RIGHT HEREOF;

THENCE, NORTH 07° 06' 42" EAST, ALONG THE SOUTHERN BOUNDARY LINE OF SAID LOT 2, BLOCK 2 FOR A DISTANCE OF 467.82 FEET TO THE POINT OF BEGINNING, AND CONTAINING 41.68 ACRES, MORE OR LESS;

BASIS OF BEARING: BASED ON NAD83 TEXAS PLANES, SOUTH ZONE 4205, U.S. FOOT, AND BEING A FOUND 1/2" IRON ROD FOR THE SOUTHEAST CORNER OF LOT 1, BLOCK 2 OF THE NEW TRADE CENTER, PHASE 1, RECORDED IN VOLUME 34, PAGE 57, PLAT RECORDS OF WEBB COUNTY, TEXAS; AND A FOUND 1/2" IRON ROD FOR THE NORTHEAST CORNER OF LOT 1, BLOCK 1, OF LA BOTA BUFFER TRACT RECORDED IN VOLUME 36, PAGE 97, PLAT RECORDS OF WEBB COUNTY, TEXAS.

CALL: SOUTH 24° 42' 12" EAST - 1028.82 FEET
MEASURED: SOUTH 22° 42' 12" EAST - 1028.82 FEET

NOTES

- THE PURPOSE OF THIS REPLAT IS TO RECONFIGURE ONE (1) PLATTED LOT INTO TWO (2) LOTS.
- THIS REPLAT DOES NOT ATTEMPT TO ALTER, AMEND, OR REMOVE ANY COVENANTS OR RESTRICTIONS. NO PORTION OF THE PRECEDING PLAT WAS LIMITED BY DEED RESTRICTION TO RESIDENTIAL USE FOR NOT MORE THAN TWO (2) RESIDENTIAL UNITS PER LOT.
- ALL SETBACK LINES INDICATED ON THE PLAT SHALL BE FOR REFERENCE ONLY. THE OFFICIAL SETBACK LINE SHALL BE DETERMINED BASED ON THE CURRENT ZONING DISTRICT IN ACCORDANCE TO SECTION 24.77.1 OF THE LAREDO LAND DEVELOPMENT CODE.
- ALL CURB CUTS SHALL COMPLY WITH THE TRANSPORTATION ELEMENT OF THE CITY OF LAREDO COMPREHENSIVE PLAN.
- EXISTING NON-CONFORMING STRUCTURES ENCRoACHING WITHIN SETBACKS, MAY NOT ENCRoACH FURTHER IN THE SETBACKS, SHOULD THE EXISTING STRUCTURES BE DEMOLISHED. NEW CONSTRUCTION SHALL COMPLY WITH THE CURRENT CITY OF LAREDO LAND DEVELOPMENT CODE ORDINANCES.
- THE OWNERS OF LOT 12A, BLOCK 2 AND LOT 12B, BLOCK 2 (THE "PARTIES") HEREBY AGREE THAT ALL COSTS FOR THE OPERATION, MAINTENANCE, AND REPAIR OF THE SHARED, EXTERNAL FIRE PROTECTION SYSTEM SHALL BE SHARED EQUALLY. EACH PARTY GRANTS TO THE OTHER A PERPETUAL, NON-EXCLUSIVE EASEMENT FOR MUTUAL ACCESS ACROSS THEIR RESPECTIVE PROPERTIES FOR THE SOLE PURPOSES OF INSPECTING, MAINTAINING, AND REPAIRING SAID UTILITIES. NEITHER PARTY SHALL PLACE ANY IMPROVEMENTS OR OBSTRUCTIONS THAT INTERFERE WITH THESE RIGHTS OF ACCESS OR THE INTEGRITY OF THE SHARED, EXTERNAL FIRE PROTECTION SYSTEM. THIS AGREEMENT IS A COVENANT RUNNING WITH THE LAND AND SHALL BE BINDING UPON THE PARTIES, THEIR HEIRS, SUCCESSORS, AND ASSIGNS.

CERTIFICATE OF OWNER

STATE OF TEXAS
COUNTY OF WEBB

I, **LUIS R. ZAMUDIO**, THE UNDERSIGNED OWNER OF THE LAND SHOWN ON THIS REPLAT, AND DESIGNATED HEREIN AS REPLAT OF **LOT 12, BLOCK 2, INTO LOTS 12A AND 12B, BLOCK 2, THE NEW TRADE CENTER PHASE 4**, COUNTY OF WEBB, TEXAS, AND WHOSE NAME IS SUBSCRIBED HERETO, HEREBY DEDICATE TO THE USE OF THE PUBLIC FOREVER, ALL STREETS AND EASEMENTS THEREON SHOWN, FOR THE PURPOSE AND CONSIDERATION THEREIN EXPRESSED.

LUIS R. ZAMUDIO
PRESIDENT

DATE _____ 2026.

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 THAT THE PERSON EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATION THEREIN STATED.

WITNESS MY HAND AND SEAL THIS _____ DAY OF _____, 2026.

NOTARY PUBLIC IN AND FOR WEBB COUNTY, TEXAS

MY COMMISSION EXPIRES: _____

CERTIFICATE OF ENGINEER

STATE OF TEXAS
COUNTY OF WEBB

I, **EDWARD L. OCHOA**, A REGISTERED PROFESSIONAL ENGINEER IN THE STATE OF TEXAS, HEREBY CERTIFY THAT PROPER ENGINEERING CONSIDERATION HAS BEEN GIVEN THIS REPLAT TO THE MATTERS OF STREETS, LOTS, WATER, SEWER AND APPURTENANCES AND DRAINAGE LAYOUT; AND TO THE BEST OF MY KNOWLEDGE THIS REPLAT CONFORMS TO ALL REQUIREMENTS OF THE SUBDIVISION ORDINANCE, EXCEPT FOR THOSE VARIANCES THAT MAY HAVE BEEN GRANTED BY THE PLANNING COMMISSION OF THE CITY.

EDWARD L. OCHOA, P.E. #92596

DATE _____



PLAT APPROVAL - CITY ENGINEER

I HAVE REVIEWED THIS REPLAT OF **LOT 12, BLOCK 2, INTO LOTS 12A AND 12B, BLOCK 2, THE NEW TRADE CENTER PHASE 4** PREPARED BY EDWARD L. OCHOA, P.E. No. 92596, AND DATED THE 22ND DAY OF APRIL, 2026 WITH THE LAST REVISION DATE ON _____ DAY OF 2026, AND FOUND THEM IN COMPLIANCE WITH THE SUBDIVISION ORDINANCE OF THE CITY OF LAREDO, TEXAS.

ELIUD DE LOS SANTOS, P.E.
CITY ENGINEER

DATE _____

PLANNING COMMISSION APPROVAL

THIS REPLAT OF **LOT 12, BLOCK 2, INTO LOTS 12A AND 12B, BLOCK 2, THE NEW TRADE CENTER PHASE 4**, 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 _____.

DANIELLA SADA PAZ
CHAIR

DATE _____



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 _____, 2026, WITH THE CERTIFICATE OF AUTHENTICATION WAS FILED OF RECORD IN MY OFFICE ON THE _____ DAY OF _____, 2026 AT _____ O'CLOCK _____ M. IN VOLUME _____, PAGE(S) _____ OF THE PLAT RECORDS OF SAID COUNTY.

WITNESS MY HAND AND SEAL THIS _____ DAY OF _____, 2026.

COUNTY CLERK
WEBB COUNTY, TEXAS

DEPUTY _____

ATTESTMENT OF PLANNING COMMISSION APPROVAL

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

VANESSA GUERRA, AICP
PLANNING DIRECTOR

DATE _____

ENGINEER/SURVEYOR
KCI TECHNOLOGIES, INC
710 N. BARTLETT AVE. SUITE 201
LAREDO, TEXAS 78041
(956) 729-1844

OWNER
INTERAMERICA INDUSTRIAL REAL ESTATE, LLC
415 FREE TRADE STREET
LAREDO, TEXAS 78045

PROJECT	
PLAT DATE/TITLE	
STATUS	
DRAWN BY	CHECKED BY
J.J.C.	E.L.O.
REVISION DESCRIPTION	
NO.	DATE
1	10/11/2025
2	10/11/2025
3	10/11/2025
4	10/11/2025
5	10/11/2025
6	10/11/2025
7	10/11/2025
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95	10/11/2025
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97	10/11/2025
98	10/11/2025
99	10/11/2025
100	10/11/2025

REPLAT OF
LOT 12, BLOCK 2 THE NEW TRADE CENTER PHASE 4
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INTO
LOT 12A, BLOCK 2, AND LOT 12B, BLOCK 2,
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