



1. DRIVEWAYS, SIDEWALKS AND TREES WILL BE INSTALLED AT THE TIME OF ISSUANCE OF BUILDING PERMITS, IN ACCORDANCE WITH THE LAREDO LAND DEVELOPMENT CODE.
2. ALL CURB CUTS SHALL COMPLY WITH THE TRANSPORTATION ELEMENT OF THE CITY OF LAREDO COMPREHENSIVE PLAN.
3. THIS SUBJECT PROPERTY IS NOT LOCATED WITHIN THE DESIGNATED 100-YEAR FLOODPLAIN PER FEMA FORM MAP NO. 48476G, PANEL NO. 1205C, WITH EFFECTIVE DATE OF APRIL 02, 2008.
4. SETBACKS SHALL BE DETERMINED BASED ON THE CURRENT ZONING IN ACCORDANCE TO SECTION 24.7.7.1 OF THE LAREDO LAND DEVELOPMENT CODE.
5. ALL IMPROVEMENTS SHALL BE FOR SUBDIVISION ORDINANCE.
6. THE PURPOSE OF THIS REPLAT IS SUBDIVIDE ONE LOT INTO TWO.
7. THIS PLAT DOES NOT ATTEMPT TO ALTER, AMEND, OR REMOVE ANY COVENANTS OR RESTRICTIONS.
8. P.O.B. (C: 675712.2224, Y: 17094316.7346)

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.

DATE _____



STATE OF TEXAS:
COUNTY OF WEBB:

DATE _____



I HAVE REVIEWED THIS PLAT AND ACCOMPANYING CONSTRUCTION DRAWINGS IDENTIFIED AS: REPLAT OF LOT 2A, BLOCK 1, AMENDED LAREDO ARENA SUBDIVISION UNIT 4 INTO LOT 2B & 2C, BLOCK 1, LAREDO ARENA SUBDIVISION UNIT 4, PREPARED BY RICARDO M. VILLARREAL, REGISTERED PROFESSIONAL ENGINEER No. 101308, AND DATED THE _____ DAY OF _____, 2023, WITH THE LAST REVISED DATE ON _____, AND HAVE FOUND THEM IN COMPLIANCE WITH THE SUBDIVISION ORDINANCE OF THE CITY OF LAREDO, TEXAS.



THIS PLAT OF REPLAT OF LOT 2A, BLOCK 1, AMENDED LAREDO ARENA SUBDIVISION UNIT 4 INTO LOT 2B & 2C, BLOCK 1, LAREDO ARENA SUBDIVISION, UNIT 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 _____, DAY OF _____, 2023.

DATE _____

THE CITY OF LAREDO PLANNING COMMISSION APPROVED THE FILING FOR RECORD OF THIS PLAT AT A PUBLIC MEETING HELD ON THE _____ DAY OF _____, 2023. THE MINUTES OF SAID MEETING REFLECT SUCH APPROVAL.

____/____/____
DATE

STATE OF TEXAS:
COUNTY OF WEBB

I, MARGIE RAMIREZ IBARRA, CLERK OF THE COUNTY COURT OF WEBB COUNTY, TEXAS, DO HEREBY CERTIFY THAT THE FOREGOING INSTRUMENT DATED: ____ DAY OF _____, 2021, WITH ITS CERTIFICATE OF AUTHENTICATION, HERIN DESIGNATED AS: REPLAT OF LOT 2A, BLOCK 1, AMENDED LAREDO ARENA SUBDIVISION UNIT 4 INTO LOT 2B & 2C, BLOCK 1, LAREDO ARENA SUBDIVISION UNIT 4, WAS FILED FOR RECORD IN MY OFFICE ON THE ____ DAY OF _____, 2022, AT ____ O'CLOCK ____ M. IN VOLUME ____ PAGE ____ OF THE PLAT RECORDS OF SAID COUNTY ON THIS THE ____ DAY OF _____, 2023.

DEPUTY

LEGEND

	PROPERTY LINE
	LOT LINE
	EASEMENT LINE
	CENTER LINE
	BUILDING SETBACK
	FOUND IRON ROD
	FOUND X MARK
	SET IRON ROD
	POINT OF BEGINNING

LINE TABLE		
LINE	BEARINGS	COST AREA
L1	S 78° 50' 29" E	23.0

CURVE TABLE					
CURVE	RADIUS	LENGTH	DELTA	CHD. WPG.	CHD. WPG.
C1	1000.00'	67.80'	11° 54' 00"	8.70' 47" 12" 8"	

RICARDO M. VILLARREAL, P.E.
TOP SITE CIVIL GROUP, LLC
6262 McPHERSON RD., STE. 201
LAREDO, TEXAS 78041
(956) 725-5057

RICARDO M. VILLARREAL, R.P.L.S.
TOP SITE CIVIL GROUP, LLC
6262 McPHERSON RD., STE. 206
LAREDO, TEXAS 78041
(956) 725-5057

BH 2401 JACAMAN LLC.
15721 PARK ROW, SUITE 100
HOUSTON, TEXAS 7084
(281) 247-5967

PROJECT #: --
 OLD DATE: --
 DRAWN BY: --
 APPROVED BY: R.V.G.
 SHEET DATE: 07/29/2022
 SHEET: 2 of 6
 L&E NAME: C&T, Inc. - 1870 Highway 100, Suite 100, St. Louis, MO 63103
 SCALE: 1"=100'
 50 0 50 100

BH 2401 JACAMAN LLC.
15721 PARK ROW, SUITE 100
HOUSTON, TEXAS 77084

REPLAT INTO LOUIS 2B & 2C, BLOCK 1
LAREDO ARENA SUBDIVISON - UNIT 4

TOPSITE
Civil Group

2.0