



1. MAINTENANCE OF THE LANDSCAPING SHALL COMPLY WITH THE PROVISIONS OF APPENDIX F-2 OF SECTION 24-7.3 OF THE LAREDO LAND DEVELOPMENT CODE.
2. USES SHALL BE LIMITED BASED ON THE CURRENT ZONING IN ACCORDANCE TO SECTION 24-8.1 OF THE LAREDO LAND DEVELOPMENT CODE.
3. USES OF THE BUILDING SHALL BE INSTALLED AT THE TIME OF ISSUANCE OF BUILDING PERMITS IN ACCORDANCE WITH THE LAREDO LAND DEVELOPMENT CODE.
4. ALL CURB CUTS SHALL COMPLY WITH THE TRANSFORMATION ELEMENT OF THE CITY OF LAREDO COMPREHENSIVE PLAN.
5. THE MINIMUM FLOOD ELEVATION FOR THE WATERSHED IS NOT WITHIN THE 100-YR FLOOD PLAIN ACCORDING TO FEMA FLOOD INSURANCE RATE MAP NO. 48479C0300C, DATED: APRIL 2, 2008.
6. THE PLAT IS NOT SUBJECT TO A RUNOFF ACCEPTANCE LETTER REQUIRED IN VOL. PG# 2008-0001, TEXAS STATE PLANS, 4208 SOUTH GULF, PROVIDED FOR GENERAL LOCAL PURPOSES AND DO NOT REPRESENT OFFICIAL (NOS) CONTROL.
7. THIS PLAT IS SUBJECT TO A RUNOFF ACCEPTANCE LETTER REQUIRED IN VOL. PG# 2008-0001, TEXAS STATE PLANS, 4208 SOUTH GULF, PROVIDED FOR GENERAL LOCAL PURPOSES AND DO NOT REPRESENT OFFICIAL (NOS) CONTROL.



I, GERARDO G.S. SALINAS, PRESIDENT, SALINAS VILLAGE DEVELOPMENT CORPORATION, OWNER OF THE LAND SHOWN ON THIS PLAN AND DESIGNATED HEREIN AS VILLAGE SOUTH SUBDIVISION, PHASE 5, IN THE CITY OF LAREDO, COUNTY OF WEBB, TEXAS AND WHOSE NAME IS SUBSCRIBED HERETO, HEREBY DEDICATE TO THE USE OF THE PUBLIC FOREVER ALL STREETS, EASEMENTS AND PUBLIC PLACES THEREON SHOWN FOR THE PURPOSE AND CONSIDERATION THEREIN EXPRESSED.

SALINAS VILLAGE DEVELOPMENT CORPORATION

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 CONSIDERATIONS
THEREIN STATED.

I, WAYNE NANCE, THE UNDERSIGNED LICENSED PROFESSIONAL ENGINEER IN THE STATE OF TEXAS, HEREBY CERTIFY THAT PROPER ENGINEERING CONSIDERATION HAS BEEN GIVEN THIS PLAT TO THE MATTERS OF STREETS, LOTS, WATER, SEWER AND 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.

I, WAYNE NANCE, THE UNDERSIGNED REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF TEXAS, HEREBY CERTIFY THAT THIS PLAT IS TRUE AND CORRECT AND WAS PREPARED FROM AN ACTUAL SURVEY OF THE PROPERTY MADE UNDER MY SUPERVISION ON THE GROUND AND THAT THE CORNER MONUMENTS SHOWN THEREON WERE PROPERLY PLACED UNDER MY PERSONAL SUPERVISION.

I, HAVE REVIEWED THIS PLAT AND ACCOMPANYING CONSTRUCTION DRAWINGS IDENTIFIED AS VILLAGE SOUTH SUBDIVISION, PHASE 5, PREPARED BY: WAYNE NANCE, LICENSED PROFESSIONAL ENGINEER No. 87506, AND DATED THE 01 DAY OF 2025, WITH THE LAST REVISED DATE ON 2025, AND HAVE FOUND THEM IN THE COMPLIANCE WITH THE SUBDIVISION ORDINANCE OF THE CITY OF LAREDO, TEXAS.

THIS PLAT: VILLAGE SOUTH SUBDIVISION, PHASE 5, 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.

THE CITY OF LAREDO PLANNING COMMISSION APPROVED THE FILING FOR RECORD OF THIS PLAT AT A PUBLIC MEETING HELD ON THE ____ DAY OF _____, 2025. THE MINUTES OF SAID MEETING REFLECT SAID APPROVAL.

I, MARGE RAMIREZ IBARRA, CLERK OF THE COUNTY COURT IN AND FOR WEBB COUNTY, DO HEREBY CERTIFY THE FOREGOING INSTRUMENT DATED THE _____ DAY OF _____, 20____ WITH ITS CERTIFICATE OF AUTHENTICATION WAS FILED FOR RECORD IN MY OFFICE ON THE _____ DAY OF _____, 20____ AT _____ O'CLOCK _____ M. IN VOLUME _____ PAGE _____ OF THE MAR. RECORD OF SAID COUNTY.

FILED FOR RECORD AT _____ O'CLOCK _____ M. ON THE _____ DAY OF _____

[illegible]
PORRAS NANCE
ENGINEERING

OWNER:
SALINAS VILLAGE DEVELOPMENT
CORPORATION
P.O. BOX 1825
LAREDO, TEXAS 78044
(956) 724-8469

ENGINEER/SURVEYOR:
PORRAS NANCE ENGINEERING
304 E. CALTON RD.
LAREDO, TEXAS 78041
(956) 724-3097

PROJECT DATA:	
ACRES :	3.6937
LOTS :	3
R.O.W. :	VARIES
B/B :	VARIES

PLAT OF: **VILLAGE SOUTH SUBDIVISION**
PHASE 5
3.6937 ACRE TRACT
OUT OF SALINAS VILLAGE DEVELOPMENT CORPORATION, TRACT II, 3.6589 ACRES
REC. IN VOL. 5906, PGS. 543-553, W.C.D.R. &
SALINAS VILLAGE DEVELOPMENT CORPORATION, 13,2414 ACRE TRACT
REC. IN VOL. 5140, PGS. 636-644, W.C.D.R.
PORCION 38 ~ ABSTRACT 472 ~ TADEO SANCHEZ, ORIGINAL GRANTEE, CITY OF LAREDO, WEBB COUNTY, TEXAS

SHEET:

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