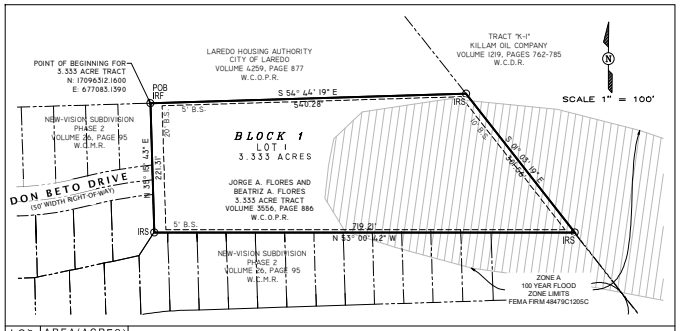


LOT	AREA(ACRES)
1	3.333

PLAT OF

JORGE A. & BEATRIZ A. FLORES SUBDIVISION
LOT 1, BLOCK 1

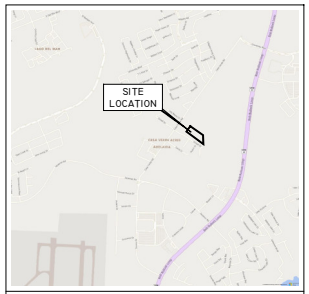
CITY OF LAREDO, TEXAS

LEGEND

O IR	FOUND IRON ROD
O SIR	SET 1/2" IRON ROD
POB	POINT OF BEGINNING
X' B.S.	BUILDING SET BACK

PLAT NOTES/RESTRICTIONS:

1. SET BACKS SHALL BE DETERMINED BASED ON THE CURRENT ZONING IN ACCORDANCE TO SECTION 24.77.1 OF THE CITY OF LAREDO LAND DEVELOPMENT CODE.
2. DRIVEWAYS, SIDEWALKS AND TREES SHALL BE INSTALLED AT THE TIME OF ISSUANCE OF BUILDING PERMITS, IN ACCORDANCE WITH THE LAREDO LAND DEVELOPMENT CODE.
3. ANY CURB CUTS SHALL COMPLY WITH THE TRANSPORTATION ELEMENT OF THE CITY OF LAREDO COMPREHENSIVE PLAN.
4. MINIMUM FINISHED FLOOR OR LOWER STRUCTURE MEMBER ELEVATION SHALL BE AT LEAST 18" ABOVE THE BASE FLOOD ELEVATION AS PER FLOOD INSURANCE RATE MAP 48479C-1205-C, WITH AN EFFECTIVE DATE OF APRIL 2, 2008.
   SPECIAL FLOOD HAZARD AREAS (SFHAs) SUBJECT TO INUNDATION BY THE 1% ANNUAL CHANCE FLOOD
5. STORM WATER ON-SITE OR OFF-SITE DETENTION IMPROVEMENTS SHALL BE REVIEWED BY THE CITY OF LAREDO ENGINEERING DEPARTMENT AS PART OF THE BUILDING PERMIT APPROVAL, AND SHALL BE THE RESPONSIBILITY OF THE LAND OWNER TO COMPLY WITH THE STORM WATER MANAGEMENT ORDINANCE AND SHALL BE MAINTAINED BY THE OWNER IN ACCORDANCE WITH SECTION 24.59.7 OF THE LAND DEVELOPMENT CODE BOOK.BASED ON EXISTING SITE CONDITIONS AND ANTICIPATED LAND USE, THE REQUIRED DETENTION ON-SITE OR OFF-SITE DETENTION VOLUME IS 13,300 cuft AT MAXIMUM DISCHARGE RATE OF 7.686 cfs THE REQUIRED DETENTION VOLUME AND RELEASE RATE MAY BE RE-ANALYZED, ADJUSTED AND RE-SUBMITTED TO THE CITY OF LAREDO ENGINEERING DEPARTMENT FOR APPROVAL IN CASE OF A CHANGE IN SITE CONDITIONS, PROPOSED LAND USE OR OTHER STORM SEWER IMPROVEMENTS. IN ADDITION TO THE REQUIRED STORAGE VOLUME, ALLOWANCES MUST BE MADE TO ACCOUNT FOR FREEBOARD, ONCE THE LOCATION OF DETENTION AREA HAS BEEN DETERMINED..
6. POINT OF BEGINNING FOR LOT 29, (NORTHING: 17096312.1600', EASTING: 677083.1390')



VICINITY MAP
1" = 2000'

LEGAL DESCRIPTION OF
A 3.333 ACRE TRACT

VOLUME 3556, PAGE 886
W.C.O.P.R.
LAREDO, TX

BEING A 3.333 ACRE, TRACT OF LAND, MORE OR LESS, BEING ALL OF A CALLED 3.333 ACRE TRACT OF LAND, CONVEYED TO JORGE A. FLORES AND BEATRIZ A. FLORES, IN A DEED RECORDED IN VOLUME 3556, PAGE 886, WEBB COUNTY OFFICIAL PUBLIC RECORDS, WEBB COUNTY, TEXAS, BEING SITUATED IN SURVEY 2181, ABSTRACT 648, J.W. CODY, ORIGINAL GRANTEE, WEBB COUNTY, TEXAS, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A FOUND 1/2" IRON ROD, BEING THE NORTHERN MOST SOUTHEAST CORNER OF THE NEW-VISION SUBDIVISION PHASE 2, A 14.667 ACRE TRACT, RECORDED IN VOLUME 26, PAGE 95, WEBB COUNTY MAP RECORDS, WEBB COUNTY, TEXAS, AND BEING THE NORTHWESTERN CORNER OF A CALLED 3.333 ACRE TRACT OF LAND, CONVEYED TO JORGE A. FLORES AND BEATRIZ A. FLORES, IN A DEED RECORDED IN VOLUME 3556, PAGE 886, WEBB COUNTY OFFICIAL PUBLIC RECORDS, WEBB COUNTY, TEXAS, BEING THE **POINT OF BEGINNING** AND THE NORTHWESTERN CORNER HEREOF;

THENCE **S 54° 44' 19" E** A DISTANCE OF **540.28'**, ALONG THE NORTH EASTERN PROPERTY LINE OF SAID CALLED 3.333 ACRE TRACT TO A SET 1/2" IRON ROD WITH PINK CAP, BEING THE NORTHEASTERN CORNER OF SAID 3.333 ACRE TRACT, AND BEING THE NORTHEASTERN CORNER HEREOF;

THENCE **S 01° 03' 19" E** A DISTANCE OF **301.56'**, ALONG THE SOUTHEASTERN PROPERTY LINE OF THE SAID CALLED 3.333 ACRE TRACT TO A SET 1/2" IRON ROD WITH PINK CAP, BEGIN THE EASTERN MOST NORTHEASTERN CORNER OF SAID NEW-VISION SUBDIVISION PHASE 2, AND BEING THE SOUTHEASTERN CORNER OF SAID CALLED 3.333 ACRE TRACT, AND THE SOUTHEASTERN CORNER HEREOF;

THENCE **N 53° 00' 42" W** A DISTANCE OF **719.21'**, ALONG THE SOUTHWESTERN PROPERTY LINE OF SAID CALLED 3.333 ACRE TRACT AND THE NORTHEASTERN PROPERTY LINE OF SAID NEW-VISION SUBDIVISION PHASE 2, TO A SET 1/2" IRON ROD WITH PINK CAP, BEING AN INTERIOR CORNER OF THE NEW-VISION SUBDIVISION PHASE 2, AND BEING THE SOUTHWESTERN CORNER OF SAID CALLED 3.333 ACRE TRACTM AND THE SOUTHWESTERN CORNER HEREOF;

THENCE **N 35° 15' 43" E** A DISTANCE OF **221.31'** ALONG THE NORTHWESTERN PROPERTY LINE OF SAID CALLED 3.333 ACRE TRACT AND THE SOUTHWESTERN PROPERTY LINE OF SAID NEW-VISION SUBDIVISION PHASE 2, TO THE **POINT OF BEGINNING** OF THIS 3.333 ACRE TRACT OF LAND, MORE OR LESS.

CERTIFICATE OF OWNER

STATE OF TEXAS
COUNTY OF WEBB

I, JORGE A. FLORES AND BEATRIZ A. FLORES, THE UNDER SIGNED OWNER OF THE LAND SHOWN ON THIS PLAT, AND DESIGNATED HEREIN AS - JORGE A. & BEATRIZ A. FLORES SUBDIVISION, IN THE CITY OF LAREDO, COUNTY OF WEBB, STATE OF TEXAS, AND WHOSE NAME IS SUBSCRIBED HERETO, HEREBY DEDICATE TO THE USE OF THE PUBLIC FOREVER, ALL STREETS, DRAINS, EASEMENTS AND PUBLIC PLACES THEREON SHOWN FOR THE PURPOSE AND CONSIDERATION THEREIN EXPRESSED.

_____ _____
OWNER DATE

_____ _____
OWNER DATE

CERTIFICATE OF NOTARY PUBLIC

STATE OF TEXAS
COUNTY OF WEBB

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED JORGE A. FLORES AND BEATRIZ A. FLORESA, KNOWN TO ME TO BE THE PERSONS WHOSE NAMES ARE SUBSCRIBED TO THE FOREGOING INSTRUMENT AND ACKNOWLEDGED TO ME THAT THEY EXECUTED THE SAME FOR THE PURPOSE AND CONSIDERATION THEREIN STATE, GIVEN MY HAND AND SEAL OF OFFICE THIS _____ DAY OF _____, 20__.

_____
NOTARY PUBLIC IN AND FOR THE COUNTY OF WEBB, TEXAS

MY COMMISSION EXPIRES ON _____

LIEN HOLDER CERTIFICATE

THIS SUBDIVISION IS HEREBY APPROVED AND ACCEPTED BY THE LIEN HOLDER.
THIS _____ DAY OF _____, 20__.

BY: _____ TITLE: _____
AS AN ACT AND DEED OF _____

_____ _____
FINANCIAL INSTITUTION DATE

CERTIFICATE OF NOTARY PUBLIC

STATE OF TEXAS
COUNTY OF WEBB

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED _____, KNOWN TO ME TO BE THE PERSONS WHOSE NAMES ARE SUBSCRIBED TO THE FOREGOING INSTRUMENT AND ACKNOWLEDGED TO ME THAT THEY EXECUTED THE SAME FOR THE PURPOSE AND CONSIDERATION THEREIN STATE, GIVEN MY HAND AND SEAL OF OFFICE THIS _____ DAY OF _____, 20__.

_____
NOTARY PUBLIC IN AND FOR THE COUNTY OF WEBB, TEXAS

MY COMMISSION EXPIRES ON _____

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 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 OF LAREDO, TEXAS.

_____
FRANCISCO RAMOS, PE - NO. 108833

_____
DATE

STATE OF TEXAS
FRANCISCO RAMOS
108833
LICENSED
PROFESSIONAL ENGINEER

CERTIFICATE OF SURVEYOR

STATE OF TEXAS
COUNTY OF WEBB

I, THE UNDERSIGNED, A 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, THAT THE CORNER MONUMENTS SHOWN THEREON WILL BE PROPERLY PLACED ALSO UNDER MY SUPERVISION.

_____
FRANCISCO RAMOS, RPLS - NO. 6573

_____
DATE

STATE OF TEXAS
REGISTERED
FRANCISCO RAMOS
6573
PROFESSIONAL
LAND SURVEYOR

PLAT APPROVAL - CITY ENGINEER

I HAVE REVIEWED THIS PLAT AND ACCOMPANYING CONSTRUCTION DRAWINGS IDENTIFIED AS THE JORGE A. & BEATRIZ A. FLORES SUBDIVISION, PREPARED BY RAMOS ENGINEERING, PLLC, FRANCISCO RAMOS, REGISTERED PROFESSIONAL ENGINEERING No. 108833, AND DATED ON _____ AND HAVE FOUND THEM IN COMPLIANCE WITH THE SUBDIVISION ORDINANCE WITH THE SUBDIVISION ORDINANCE OF THE CITY OF LAREDO, TEXAS.

_____ _____
ELIUD DE LOS SANTOS, PE - CITY ENGINEER DATE

PLANNING COMMISSION APPROVAL

THIS JORGE A. & BEATRIZ A. FLORES SUBDIVISION HAS BEEN SUBMITTED TO THE AND CONSIDERED BY THE PLANNING COMMISSION OF THE CITY OF LAREDO, TEXAS, AND IS HEREBY APPROVED BY SUCH COMMISSION ON THE ON THE _____ DAY OF _____ 20___.

_____ _____
DANIELLA SADA PAZ DATE
P&Z CHAIRMAN

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
PLANNING DIRECTOR
CITY OF LAREDO

CERTIFICATE OF COUNTY CLERK

STATE OF TEXAS
COUNTY OF WEBB

I, _____, CLERK OF THE COUNTY COURT IN AND FOR WEBB COUNTY, DO HEREBY CERTIFY THAT FOREGOING INSTRUMENT DATED THE _____ DAY OF _____, 2023, WITH ITS CERTIFICATION OF AUTHENTICATION WAS FILED FOR RECORD IN MY OFFICE ON THE _____ DAY OF _____, 20___ AT _____ O' CLOCK _____, IN VOLUME _____ PAGE _____ OF THE MAP RECORDS OF SAID COUNTY.

_____
COUNTY CLERK
WEBB COUNTY, TEXAS

_____
DATE

0 25' 50' 100' 200' SCALE: 1" = 100'	No.	DATE	REVISION
DRAWN BY: F.R. DATE: 02.03.2025	-	–	
CHECKED BY: DATE: -			
APPROVED BY: DATE: -			
FILE: 2025-623-SHEET 2 - FLORES SUBDIVISION PLAT.DWG			

OWNER
JORGE A. FLORES
BEATRIZ A. FLORES
920 TOPAZ TRAIL
LAREDO, TX 78045

ENGINEER / SURVEYOR
FRANCISCO RAMOS, PE, RPLS
RAMOS ENGINEERING, PLLC
4820 MIMS AVE., STE. #2
LAREDO, TX 78041
(956) 539 - 7003

RAMOS ENGINEERING, PLLC

4820 MIMS AVE., STE. #2
LAREDO, TEXAS 78041
O: 956.539.7003

ENG # F-23568
SUR # 10194771
www.RamosEng.com

PLAT OF

JORGE A. & BEATRIZ A. FLORES SUBDIVISION
LOT 1, BLOCK 1

CITY OF LAREDO, TEXAS

SHEET:
1 OF 1

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