

LINE TABLE			
LINE #	DIRECTION	LENGTH	
L1	N 61° 09' 56" E	51.58'	
L2	N 20° 10' 42" E	41.66'	

CURVE TABLE				
#	LENGTH	RADIUS	CH. DIR.	CH. LEN.
C1	246.59'	5511.12'	N 16° 57' 50" E	246.57'

LEGAL DESCRIPTION
SOUTHEAST COMMERCIAL SUBDIVISION PHASE 4 @ BUENA VISTA RANCH
 1.86 ACRES

BEING A TRACT OF LAND CONTAINING 1.866 ACRES, MORE OR LESS, OUT OF A CERTAIN CALLED 22.28 ACRE TRACT OF LAND CONVEYED TO BUENA VISTA RANCH LAND DEVELOPMENT CO., LLC, IN VOLUME 5395, PAGE 326, DOCUMENT #1488032, WEBB COUNTY DEED RECORDS, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A FOUND CONCRETE RIGHT-OF-WAY MARKER AT THE SOUTHERN CLIP OF THE SOUTHEAST INTERSECTION OF CUATRO VIENTOS AND WORMSER ROAD, THENCE THE POINT OF BEGINNING HEREOF:

THENCE N 61° 09' 56" E AT 51.58 FEET A SET 1/2" IRON ROD AND A DEFLECTION CORNER HEREOF;

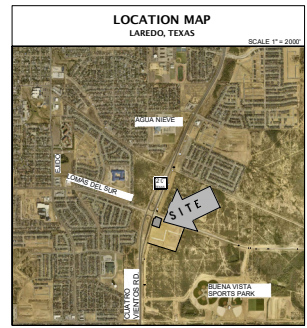
THENCE N 20° 10' 42" E AT 41.66 FEET A SET 1/2" IRON ROD AND A DEFLECTION CORNER HEREOF;

THENCE S 70° 14' 40" E ALONG THE SOUTHERN RIGHT-OF-WAY OF WORMSER ROAD, AT 215.43 FEET A FOUND IRON ROD AND THE NORTHEAST CORNER HEREOF;

THENCE S 15° 11' 10" W AT 317.67 FEET A SET 1/2" IRON ROD AND THE SOUTHEAST CORNER HEREOF;

THENCE N 22° 24' 43" W AT 263.35 FEET A SET 1/2" IRON ROD AND A NON-TANGENTIAL POINT OF CURVATURE HEREOF;

THENCE CONTINUING WITH SAID CURVATURE, HAVING A RADIUS OF 5511.12', ALONG A CHORD DIRECTION OF N 16° 57' 50" E, A CHORD LENGTH OF 246.57', ALONG AN ARC LENGTH OF 246.59 FEET TO THE POINT OF BEGINNING OF THIS TRACT OF LAND CONTAINING 1.86 ACRES (81217 SQ. F.) MORE OR LESS.



- PLAT NOTES & RESTRICTIONS**
- DRIVEWAYS, SIDEWALKS AND TREES WILL BE INSTALLED AT THE TIME OF ISSUANCE OF BUILDING PERMITS, IN ACCORDANCE WITH THE LAREDO LAND DEVELOPMENT CODE.
 - THIS SUBJECT PROPERTY IS NOT LOCATED WITHIN THE DESIGNATED 100-YEAR FLOODPLAIN PER FEMA FIRM MAP NO. 48479C, PANEL NO. 1385C, WITH EFFECTIVE DATE OF APRIL 02, 2008.
 - SETBACKS SHALL BE DETERMINED BASED ON THE CURRENT ZONING IN ACCORDANCE TO SECTION 24.77.1 OF THE LAREDO LAND DEVELOPMENT CODE.
 - ALL IMPROVEMENTS SHALL BE AS PER SUBDIVISION ORDINANCE.
 - GRID COORDINATES: NAD83 (2011 ADJ.), TEXAS STATE PLANE, 4205 SOUTH ZONE, PROVIDED FOR GENERAL LOCATIVE PURPOSE AND DO NOT REPRESENT OFFICIAL (NGS) CONTROL.

CERTIFICATE OF OWNER:
 STATE OF TEXAS §
 WEBB COUNTY §

I, **RAUL VALDEZ**, THE UNDERSIGNED OWNER OF THE LAND SHOWN ON THIS PLAT, AND DESIGNATED HEREIN AS: **SOUTHEAST COMMERCIAL SUBDIVISION PHASE 4 @ BUENA VISTA RANCH** IN COUNTY OF WEBB, TEXAS, AND WHOSE NAME IS SUBSCRIBED HERETO, HEREBY DEDICATE TO THE USE OF THE PUBLIC FOREVER DRAINAGE, EASEMENTS AND PUBLIC PLACES THEREON SHOWN FOR THE PURPOSE AND CONSIDERATION THEREIN EXPRESSED.

 RAUL VALDEZ
 BUENA VISTA RANCH LAND DEVELOPMENT CO., LLC

 DATE

CERTIFICATE OF ENGINEER
 STATE OF TEXAS
 COUNTY OF WEBB:

I, **MANUEL E. ESCAMILLA**, THE UNDERSIGNED REGISTERED PROFESSIONAL ENGINEER, HAVE 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.

PRELIMINARY
 NOT TO BE RECORDED FOR ANY PURPOSE

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
 DIRECTOR OF PLANNING DEPARTMENT
 CITY OF LAREDO, TEXAS

 DATE

PLANNING COMMISSION APPROVAL

THIS PLAT OF **SOUTHEAST COMMERCIAL SUBDIVISION PHASE 4 @ BUENA VISTA RANCH** 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 _____, 20____.

 DANIELLA SADA PAZ,
 PLANNING AND ZONING COMMISSION CHAIR

 DATE

STATE OF TEXAS §
 WEBB COUNTY §

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED **RAUL VALDEZ**, 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 CONSIDERATION THEREIN STATED. GIVEN MY HAND AND SEAL OF OFFICE THIS ____ DAY OF _____, 20____.

 NOTARY PUBLIC IN AND FOR THE WEBB COUNTY, TEXAS

CERTIFICATE OF SURVEYOR
 STATE OF TEXAS
 COUNTY OF WEBB:

I, **MANUEL E. ESCAMILLA**, THE UNDERSIGNED REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF TEXAS, HEREBY CERTIFY THAT THIS PLAT IS TRUE AND WAS PREPARED FROM AN ACTUAL SURVEY OF THE PROPERTY MADE UNDER MY SUPERVISION, ON THE GROUND.

PRELIMINARY
 NOT TO BE RECORDED FOR ANY PURPOSE

CERTIFICATE OF COUNTY CLERK
 STATE OF TEXAS
 COUNTY OF WEBB:

I, **MARCE RAMIREZ IBARRA**, CLERK OF THE COUNTY COURT OF WEBB COUNTY, TEXAS, DO HEREBY CERTIFY THAT THE FOREGOING INSTRUMENT DATED ____ TH DAY OF _____, 20____, WITH ITS CERTIFICATE OF AUTHENTICATION, HEREIN DESIGNATED AS: **SOUTHEAST COMMERCIAL SUBDIVISION PHASE 4 @ BUENA VISTA RANCH**, IS FILED FOR RECORD IN MY OFFICE ON THE ____ DAY OF _____, 20____, AT ____ O'CLOCK ____ M. IN VOLUME ____ PAGE ____ OF THE PLAT RECORDS OF SAID COUNTY ON THIS ____ DAY OF _____, 20____.

 HON. MARCE RAMIREZ IBARRA
 COUNTY CLERK, WEBB COUNTY, TEXAS

 DATE

PLAT-APPROVAL CITY ENGINEER

I HAVE REVIEWED THIS PLAT AND ACCOMPANYING CONSTRUCTION DRAWINGS IDENTIFIED AS: **SOUTHEAST COMMERCIAL SUBDIVISION PHASE 4 @ BUENA VISTA RANCH** PREPARED BY **MANUEL E. ESCAMILLA** REGISTERED PROFESSIONAL ENGINEER NO. 110059, AND DATED THE ____ DAY OF _____, 20____, AND HAVE FOUND THEM IN COMPLIANCE WITH THE SUBDIVISION ORDINANCE OF THE CITY OF LAREDO, TEXAS.

 ELIUD DE LOS SANTOS, P.E.
 CITY ENGINEER

 DATE

ENGINEER/SURVEYOR:
MANUEL E. ESCAMILLA, P.E., R.P.L.S.
 TOP SITE CIVIL GROUP, LLC
 10109 INTERNATIONAL BLVD., STE. 30
 LAREDO, TEXAS 78045
 (956) 725-5057

OWNER:
BUENA VISTA RANCH LAND DEVELOPMENT CO., LLC
 P.O. BOX 6455
 LAREDO, TX, 78042

SOUTHEAST COMMERCIAL SUBDIVISION PHASE 4 @ BUENA VISTA RANCH
 PORCION 35
 CITY OF LAREDO, WEBB COUNTY, TEXAS

DRAWN BY:	MS
REVISION:	MS
DATE:	08/02/20
FILE NAME:	C20_Plat_Pkg.dwg
SCALE:	1"=100'



C2.0