

LEGAL DESCRIPTION
SOUTH COMMERCIAL SUBDIVISION PHASE 1 @ BUENA VISTA RANCH
15.87 ACRES

BEING A TRACT OF LAND CONTAINING 15.87 ACRES, MORE OR LESS, OUT OF A CERTAIN TRACT OF LAND CONVEYED TO CUATRO VIENTOS SOUTH LTD., VOL. 4225, PAGE 242, WEBB COUNTY DEED RECORDS, ALSO BEING OUT OF SURVEY 2149 ABSTRACT 594 & H. RAINES ORIGINAL GRANTEE, AND PORTION 36, ABSTRACT 475 L. SALINAS ORIGINAL GRANTEE, CITY OF LAREDO, WEBB COUNTY TEXAS, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A FOUND CONCRETE RIGHT-OF-WAY MARKER AT THE SOUTHERN CLIP OF THE INTERSECTION OF CUATRO VIENTOS AND BUENA VISTA BLVD.

THENCE N 41° 22' 52" E, 110.70 FEET A SET 1/2" IRON ROD AND A DEFLECTION CORNER HEREOF;

THENCE N 89° 58' 23" E, 110.70 FEET A SET 1/2" IRON ROD AND A DEFLECTION CORNER HEREOF;

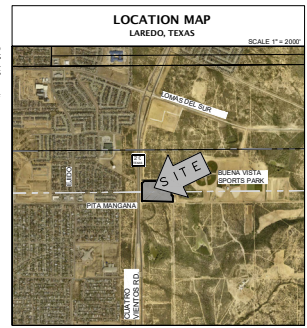
THENCE S 0° 36' 05" W, ALONG SAID 125.0 ACRE TRACT A DISTANCE OF 500.69 FEET TO A SET 2" IRON ROD AND A POINT OF DEFLECTION HEREOF;

THENCE S 88° 45' 48" E, ALONG SAID 125.0 ACRE TRACT A DISTANCE OF 49.99 FEET TO A SET 2" IRON ROD AND A POINT OF DEFLECTION HEREOF;

THENCE S 0° 29' 34" W, 173.00 FEET TO A POINT OF NON-TANGENCY;

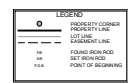
THENCE S 89° 26' 47" W, ALONG THE SOUTH LINE OF SAID CUATRO VIENTOS TRACT A DISTANCE OF 1,059.08 FEET TO A POINT ON THE EAST ROW LINE OF CUATRO VIENTOS ROAD.

THENCE N 0° 38' 57" E ALONG THE EAST ROW LINE OF CUATRO VIENTOS A DISTANCE OF 601.51 FEET TO THE POINT OF BEGINNING OF THIS 15.87 ACRE TRACT OF LAND



OWNER:
CUATRO VIENTOS SOUTH, LTD.
8600 SAN LORENZO DR
LAREDO, TX, 78045

- 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 1 @ BUENA VISTA RANCH** IN COUNTY OF WEBB, TEXAS, AND WHOSE NAME IS SUBSCRIBED HERETO, HEREBY DEDICATE TO THE USE OF THE PUBLIC FOR EVER DRAINS, 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, HEREBY CERTIFY THAT PROPER ENGINEERING CONSIDERATION HAS BEEN GIVEN THIS PLAT TO THE MATTERS OF WATER, SEWER SERVICES, APURTENANCES 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.



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 **SOUTH COMMERCIAL SUBDIVISION PHASE 1 @ 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 _____

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.

CERTIFICATE OF COUNTY CLERK
 STATE OF TEXAS:
 COUNTY OF WEBB:

I, **MARJORIE 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: **SOUTH COMMERCIAL SUBDIVISION PHASE 1 @ 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 THE ____ DAY OF _____, 20____.



 HON. MARJORIE RAMIREZ IBARRA
 COUNTY CLERK, WEBB COUNTY, TEXAS
 DATE _____

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

PLAT-APPROVAL CITY ENGINEER

I HAVE REVIEWED THIS PLAT AND ACCOMPANYING CONSTRUCTION DRAWINGS IDENTIFIED AS: **SOUTHEAST COMMERCIAL SUBDIVISION PHASE 1 @ BUENA VISTA RANCH** PREPARED BY **MANUEL E. ESCAMILLA** REGISTERED PROFESSIONAL ENGINEER NO. 110062, 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 _____

SOUTH COMMERCIAL SUBDIVISION
PHASE 1 @ BUENA VISTA RANCH
 PORCION 36
 CITY OF LAREDO, WEBB COUNTY, TEXAS

OWNER BY:	8/2
REVISION:	8/2
DATE:	08/02/2008
FILE NAME:	C2L_Plat_080208_Plan.mxd
SCALE:	1"=100'



C2.0